KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28th August 2025

SCOTGATE CLOSE, GREAT HOCKHAM, THETFORD, IP24
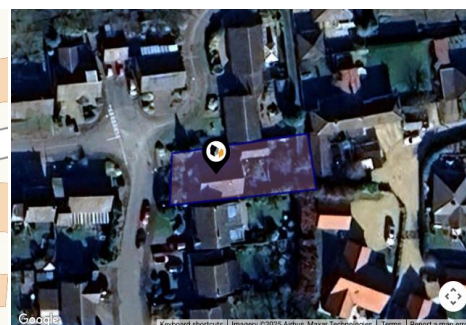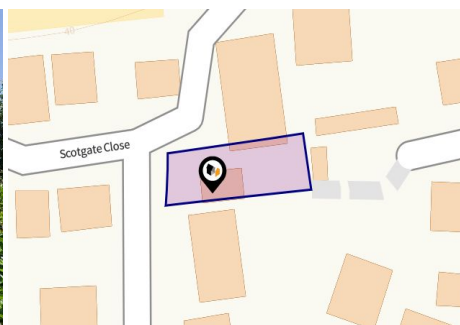
Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	796 ft^2 / 74 m^2		
Plot Area:	0.11 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£2,070		
Title Number:	NK36028		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	**42** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Property
EPC - Certificate

Scotgate Close, Great Hockham, IP24

Energy rating

E

Valid until 27.02.2030

Score	Energy rating		Current	Potential
92+	A			
81-91	B			83 | B
69-80	C			
55-68	D			
39-54	E		39 | E	
21-38	F			
1-20	G			

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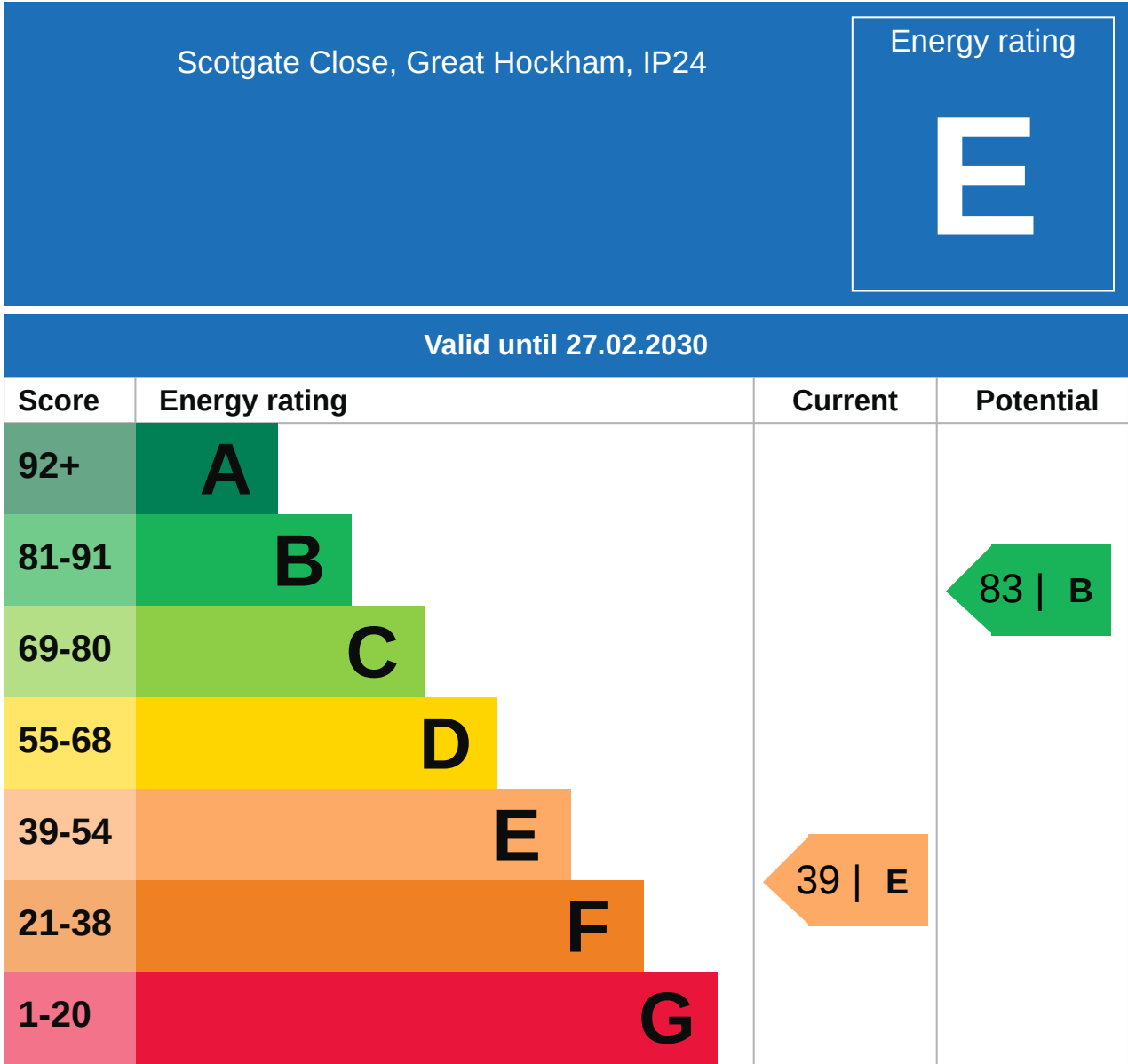
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m^2

Market
House Price Statistics

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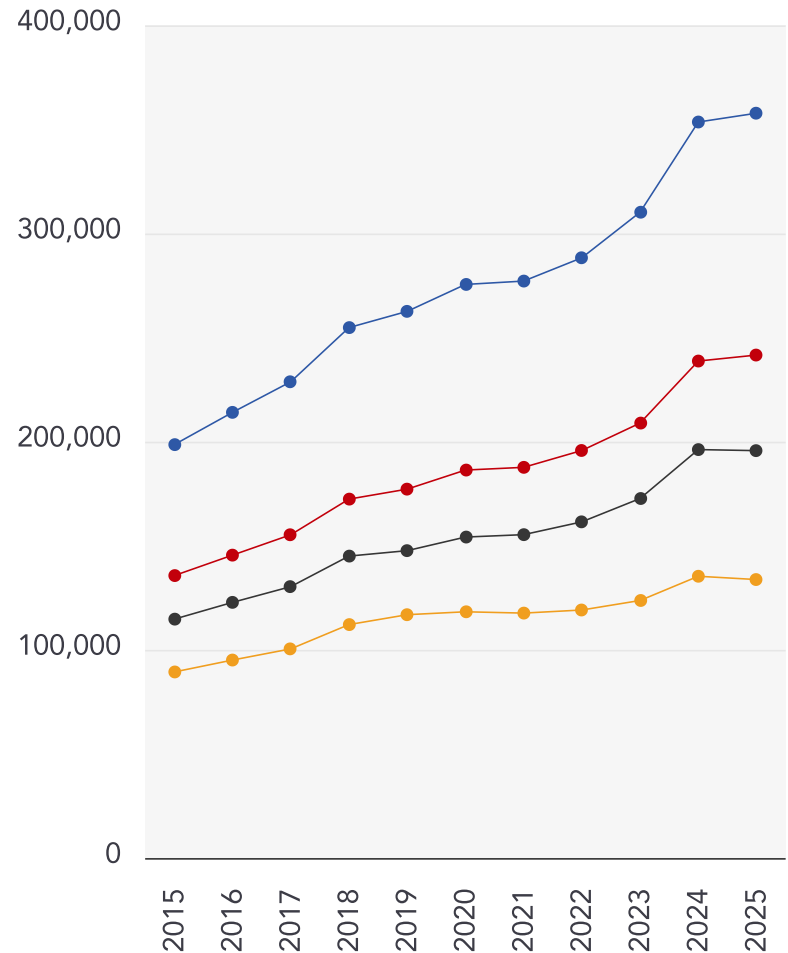
Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

+49.65%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.

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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.
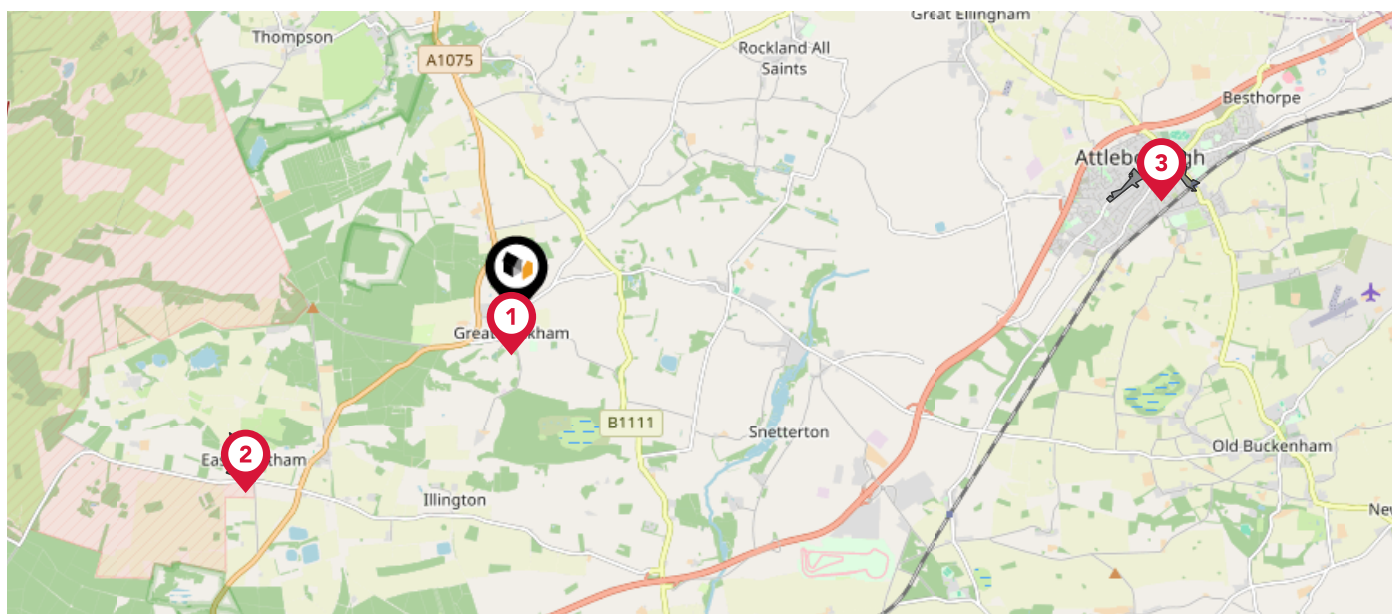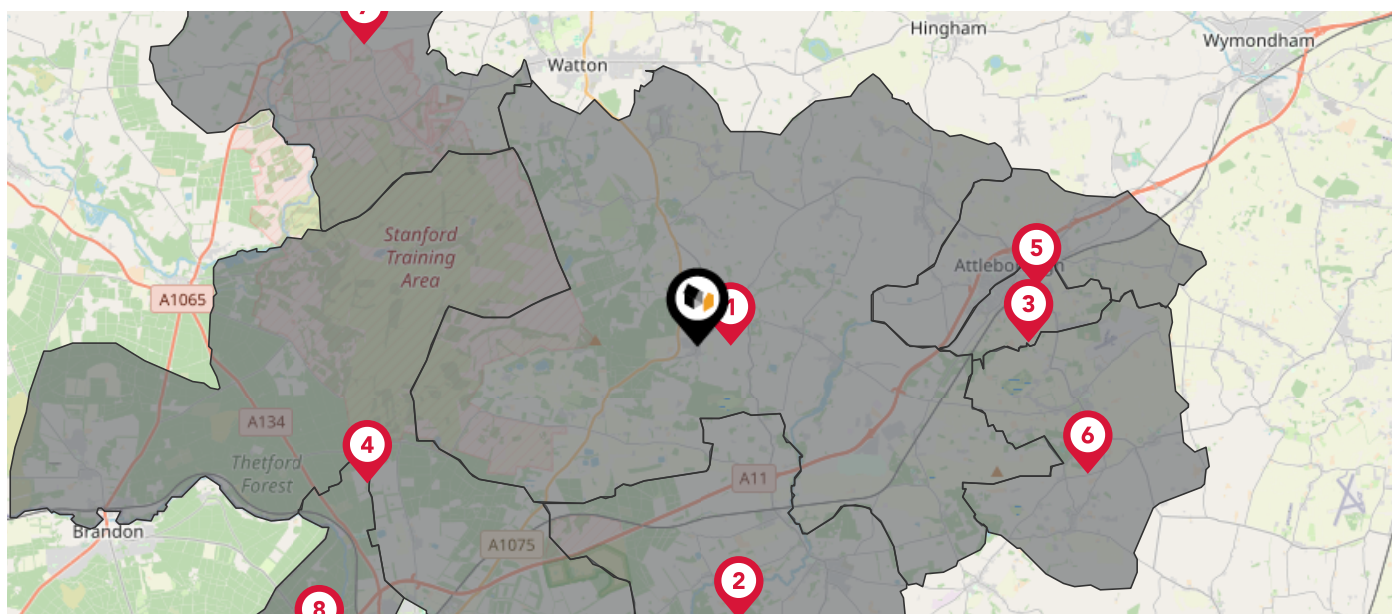

Nearby Conservation Areas

1	Hockham
2	East Wretham
3	Attleborough

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	All Saints & Wayland Ward
2	Harling & Heathlands Ward
3	Attleborough Burgh & Haverscroft Ward
4	Forest Ward
5	Attleborough Queens & Besthorpe Ward
6	The Buckenhams & Banham Ward
7	Ashill Ward
8	Thetford Priory Ward

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Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
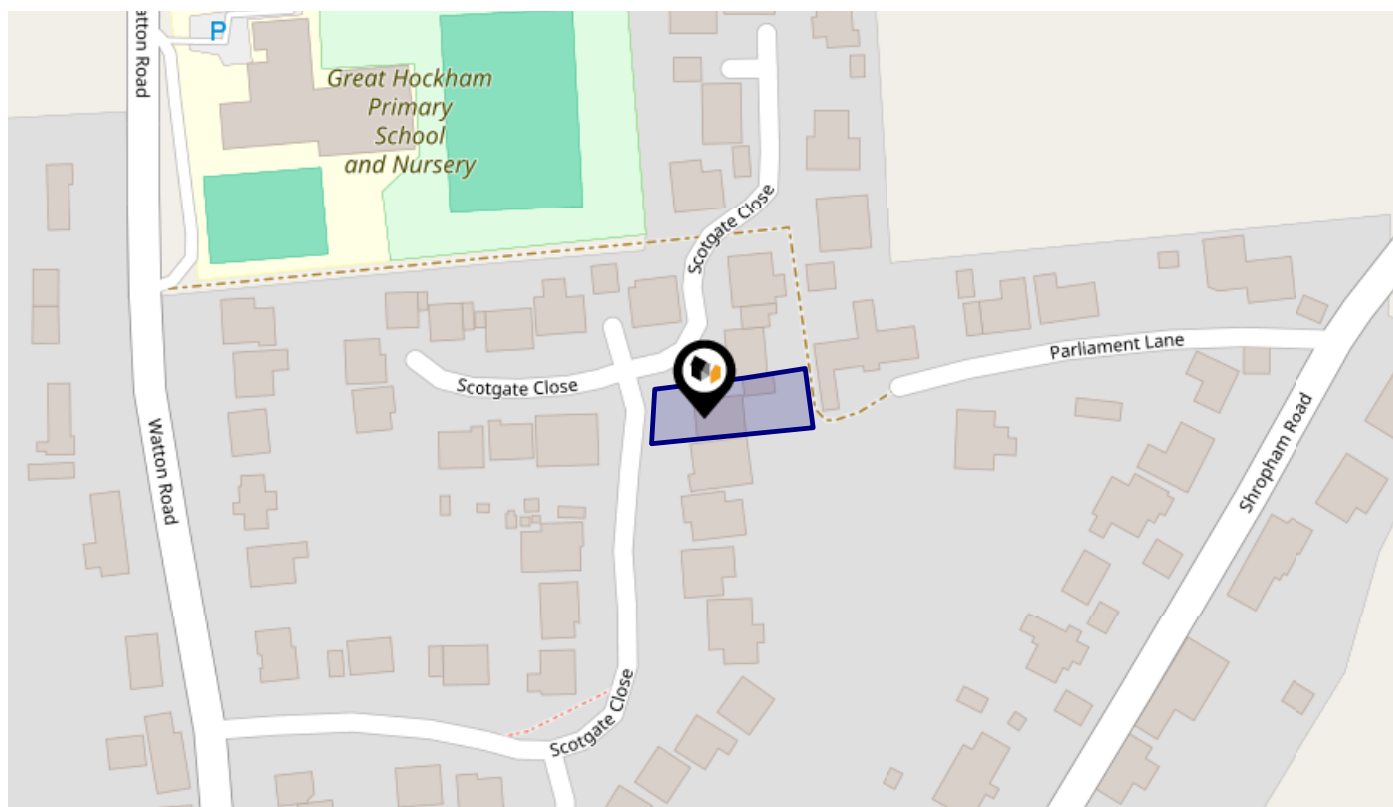
Rail Noise Data

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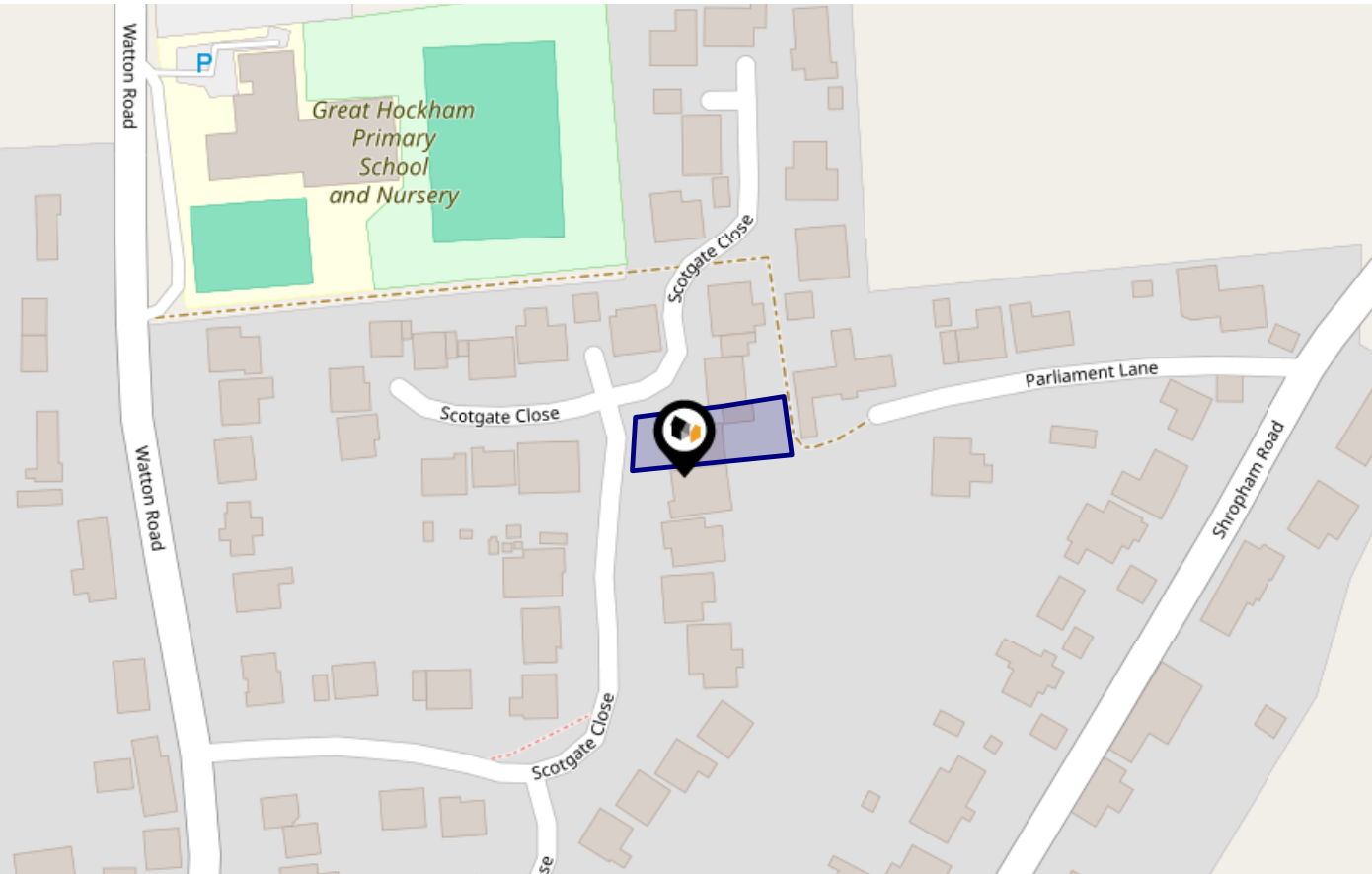
5	75.0+ dB	■
4	70.0-74.9 dB	■
3	65.0-69.9 dB	■
2	60.0-64.9 dB	■
1	55.0-59.9 dB	■

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.
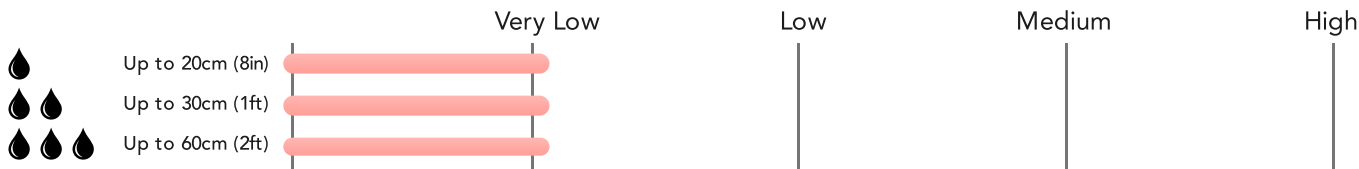

Risk Rating: Very low

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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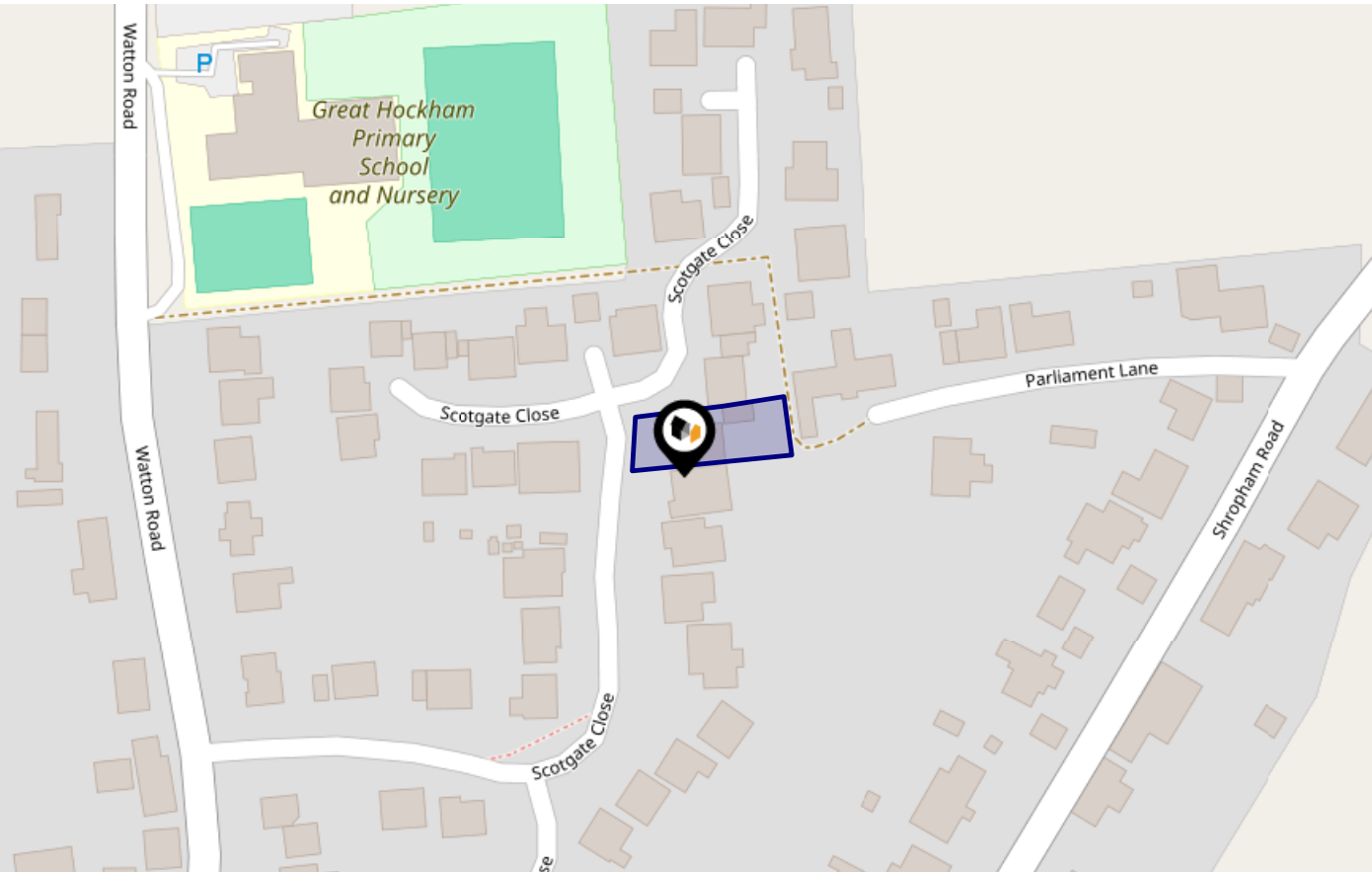**sprift**
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Flood Risk
Rivers & Seas - Climate Change

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.
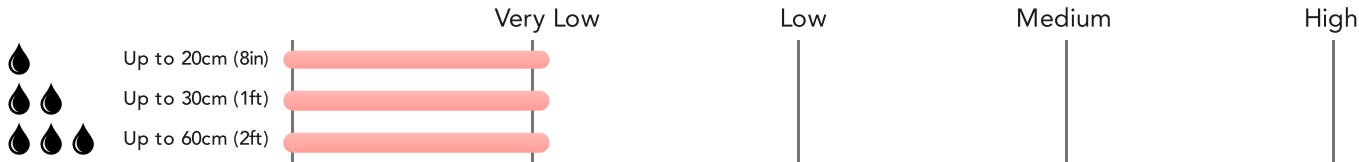

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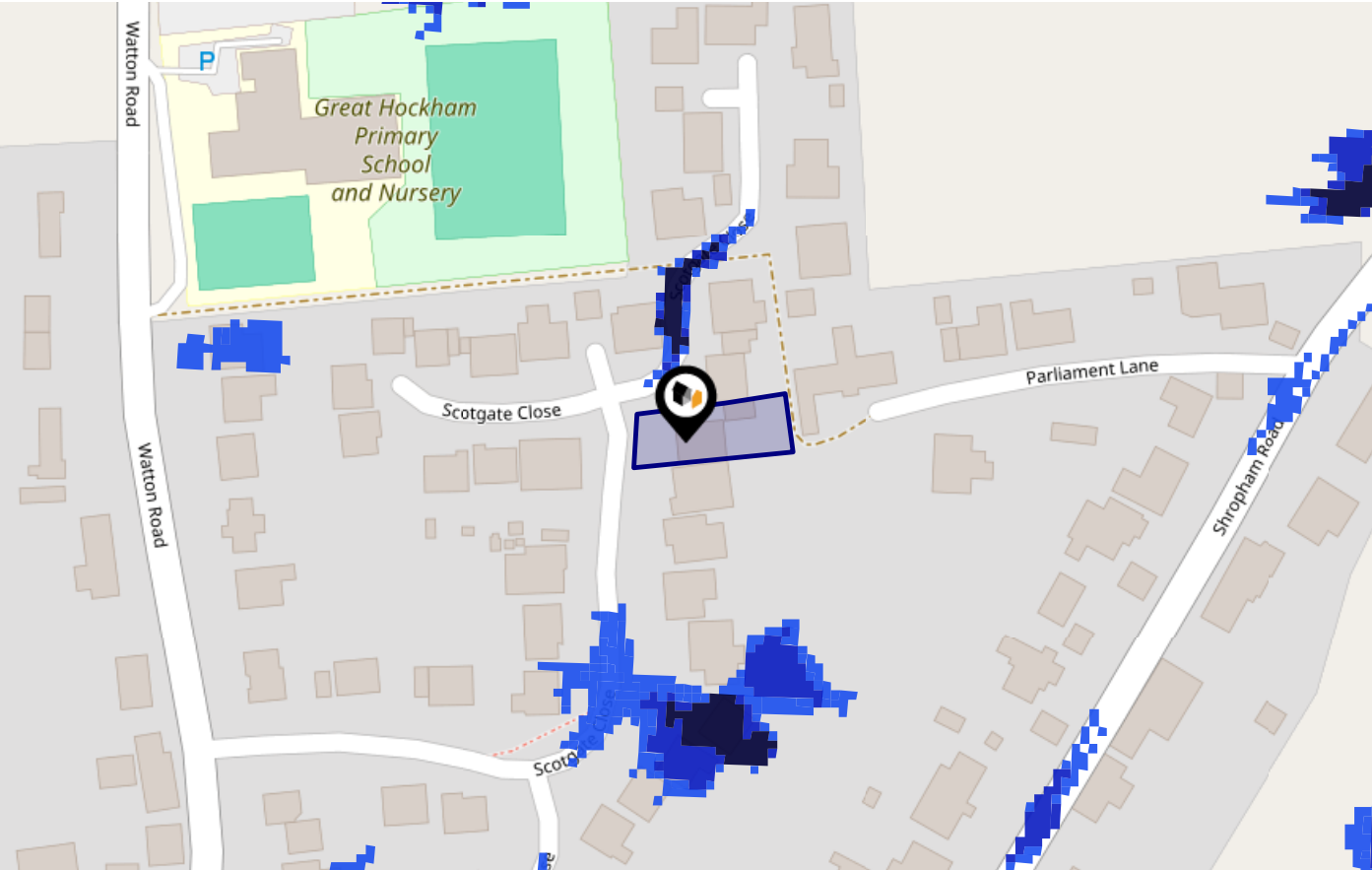Powered by
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Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
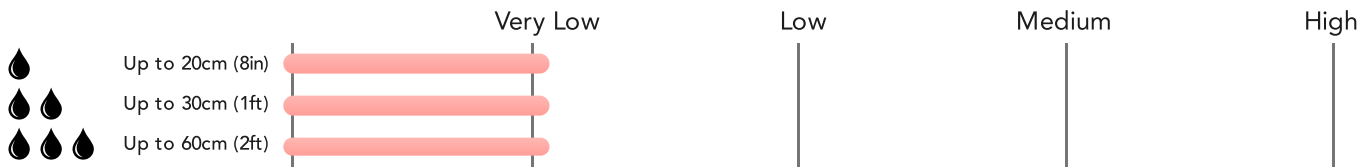

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Powered by
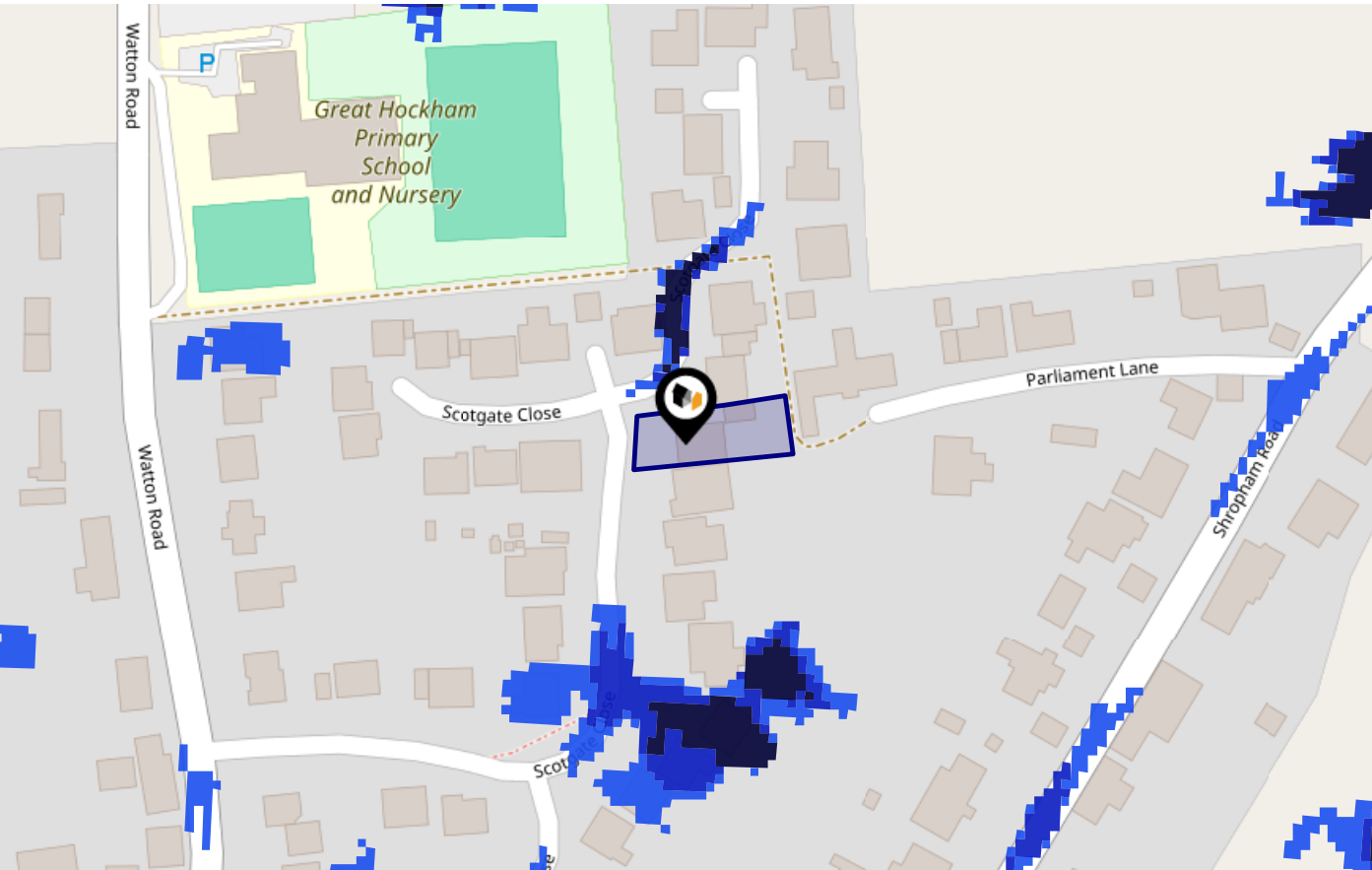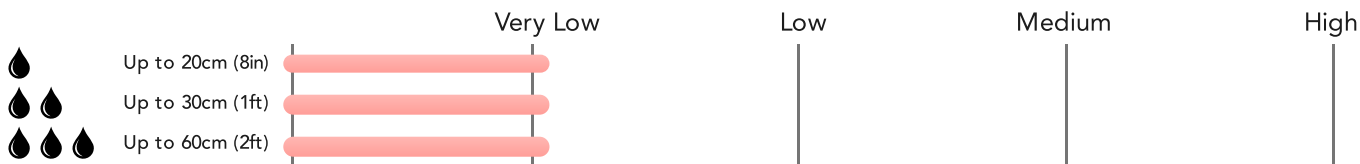sprift
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Flood Risk
Surface Water - Climate Change

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.
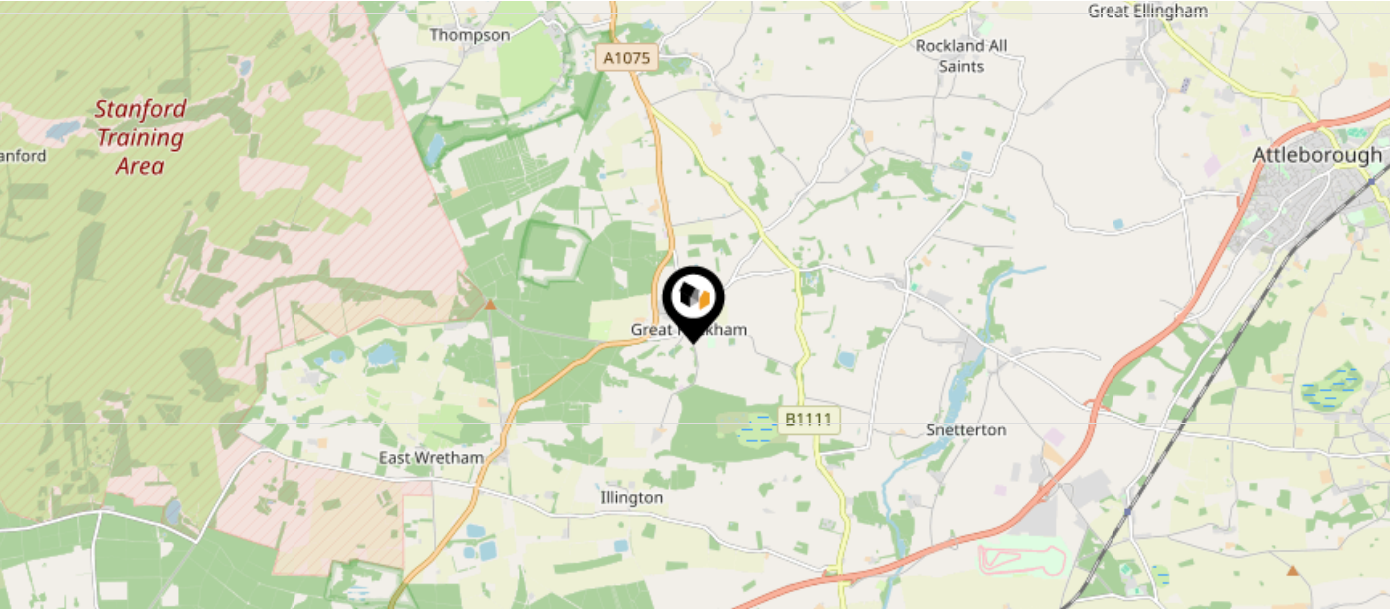

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🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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Maps
Green Belt

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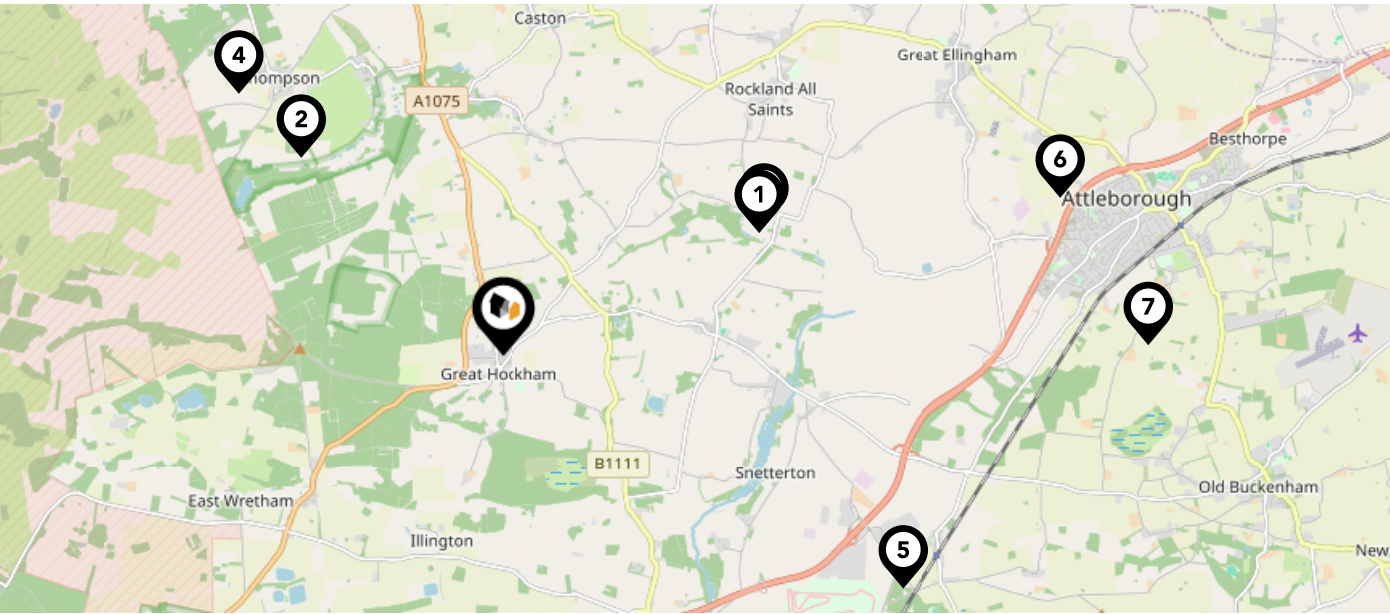

Nearby Green Belt Land

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	Rocklands-Rocklands, Breckland	Historic Landfill
2	Red Brick Farm Site B-Red Brick Farm	Historic Landfill
3	Mount Pleasant Quarry-Rocklands, Attleborough	Historic Landfill
4	Red Brick Farm Site A-Red Brick Farm, Thompson	Historic Landfill
5	EA/EPR/CP3796SC/V002	Active Landfill
6	Crowshall Lane-Attleborough, Norfolk	Historic Landfill
7	Attleborough-Attleborough, Norfolk	Historic Landfill

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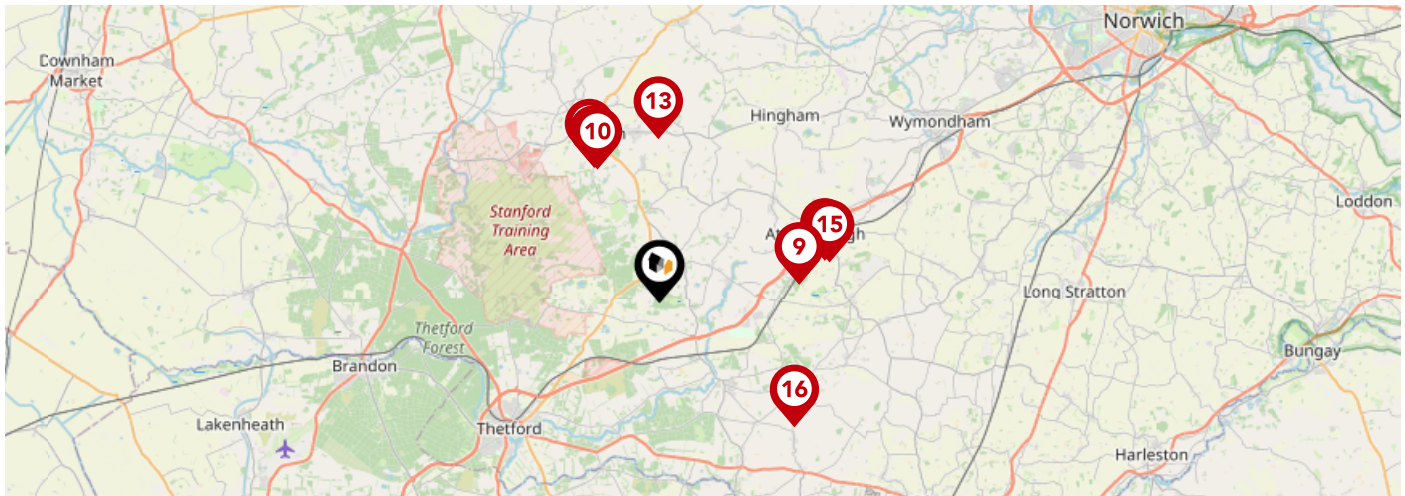
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
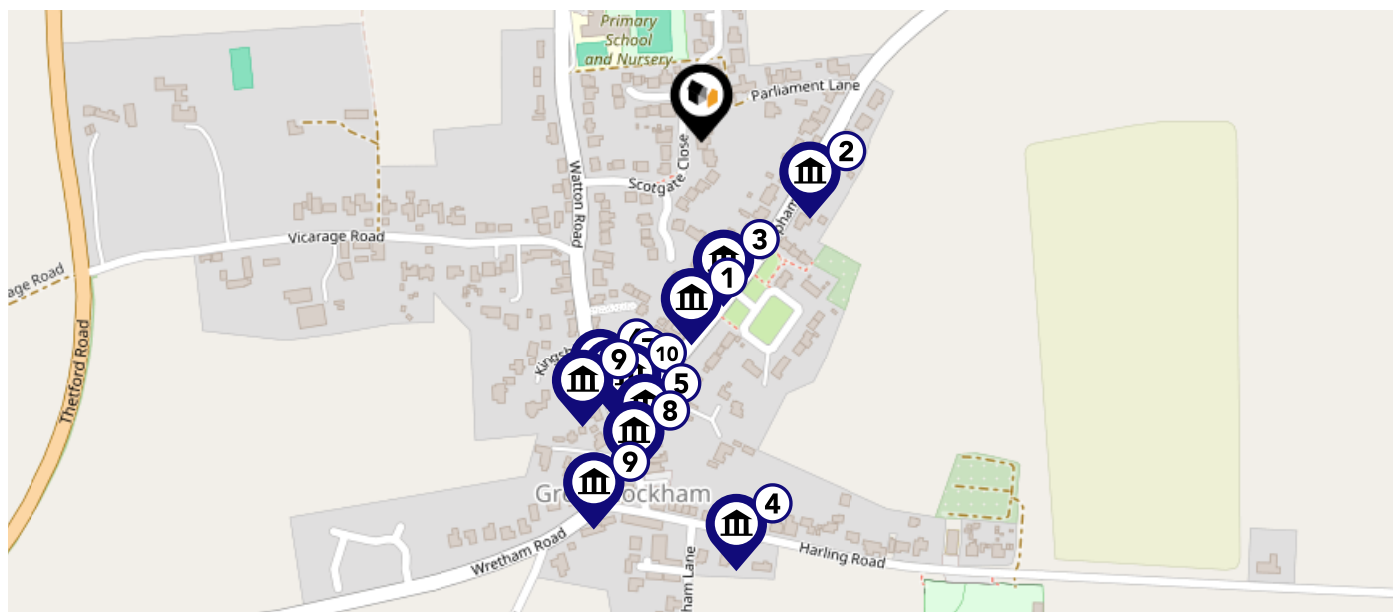
Listed Buildings in the local district	Grade	Distance
1248442 - Briardene	Grade II	0.1 miles
1393507 - Barn At North Farm	Grade II	0.1 miles
1077544 - Flint Cottages	Grade II	0.1 miles
1342421 - Thatch Cottage	Grade II	0.2 miles
1342459 - The Cottage	Grade II	0.2 miles
1077571 - Hill Cottage	Grade II	0.2 miles
1342460 - Cleobury Cottage	Grade II	0.2 miles
1077569 - St Margaret	Grade II	0.2 miles
1342428 - K6 Telephone Kiosk	Grade II	0.2 miles
1077570 - The Old Red Lion Inn	Grade II	0.2 miles
1277964 - 16 And 17, School Square	Grade II	0.2 miles

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Area
Schools

		Nursery	Primary	Secondary	College	Private
1	**Great Hockham Primary School and Nursery** Ofsted Rating: Good	Pupils: 110	Distance:0.09	☐	☑	☐	☐	☐
2	**Thompson Primary School** Ofsted Rating: Requires improvement	Pupils: 87	Distance:3.06	☐	☑	☐	☐	☐
3	**Caston Church of England Primary Academy** Ofsted Rating: Good	Pupils: 72	Distance:3.13	☐	☑	☐	☐	☐
4	**Rocklands Community Primary School** Ofsted Rating: Good	Pupils: 71	Distance:3.27	☐	☑	☐	☐	☐
5	**East Harling Primary School and Nursery** Ofsted Rating: Good	Pupils: 212	Distance:4.78	☐	☑	☐	☐	☐
6	**Aurora White House School** Ofsted Rating: Good	Pupils: 61	Distance:4.81	☐	☐	☑	☐	☐
7	**Aurora Eccles School** Ofsted Rating: Not Rated	Pupils: 202	Distance:4.81	☐	☐	☑	☐	☐
8	**Great Ellingham Primary School** Ofsted Rating: Good	Pupils: 177	Distance:4.87	☐	☑	☐	☐	☐

Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**Rosecroft Primary School** Ofsted Rating: Requires improvement | Pupils: 525 | Distance:5.07	☐	☑	☐	☐	☐
10	**Wayland Academy** Ofsted Rating: Good | Pupils: 569 | Distance:5.25	☐	☐	☑	☐	☐
11	**Watton Westfield Infant and Nursery School** Ofsted Rating: Good | Pupils: 294 | Distance:5.36	☐	☑	☐	☐	☐
12	**Watton Junior School** Ofsted Rating: Not Rated | Pupils: 284 | Distance:5.66	☐	☑	☐	☐	☐
13	**St Peter and St Paul Church of England Primary Academy & Nursery** Ofsted Rating: Good | Pupils: 191 | Distance:5.87	☐	☑	☐	☐	☐
14	**Attleborough Academy** Ofsted Rating: Good | Pupils: 932 | Distance:6.16	☐	☐	☑	☐	☐
15	**Attleborough Primary School** Ofsted Rating: Requires improvement | Pupils: 378 | Distance:6.32	☐	☑	☐	☐	☐
16	**Kenninghall Primary School** Ofsted Rating: Good | Pupils: 106 | Distance:6.65	☐	☑	☐	☐	☐
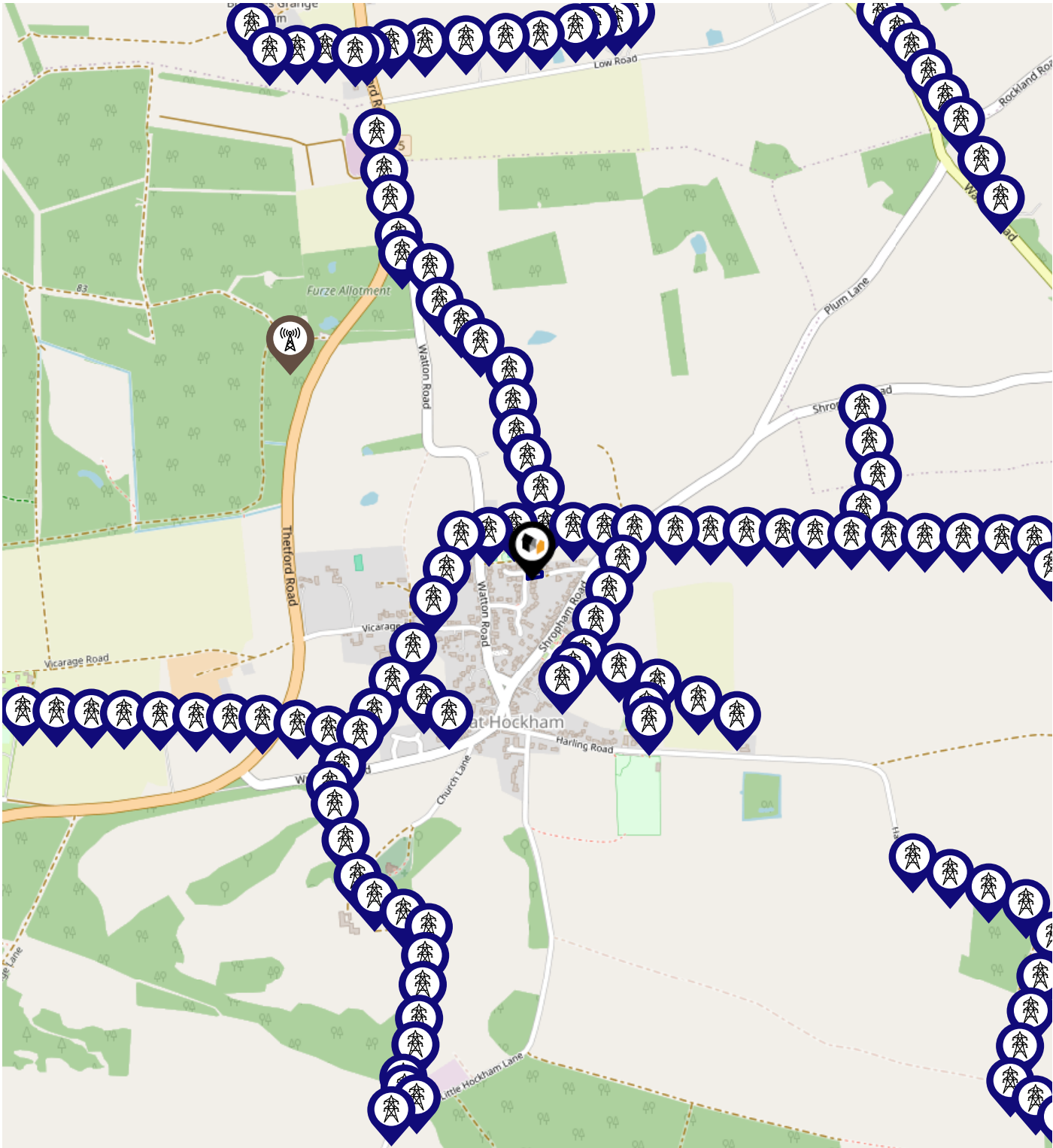
Key:

Power Pylons

Communication Masts

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Environment
Radon Gas

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).

This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
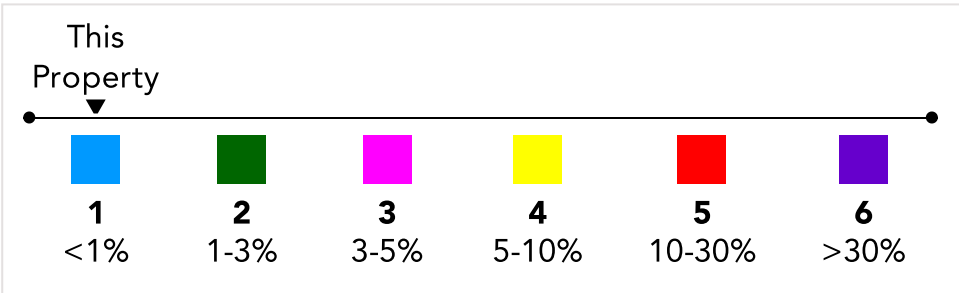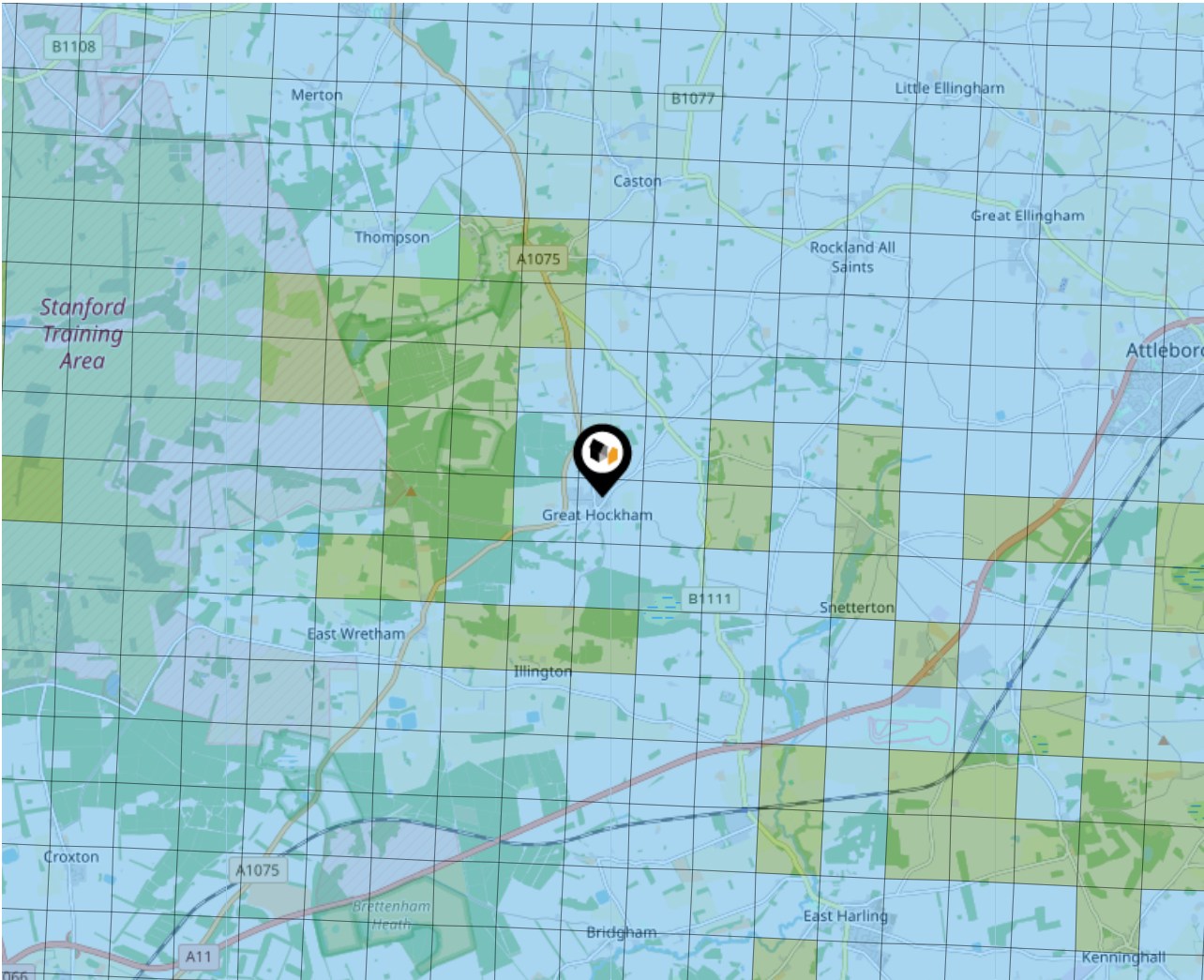
Local Area
Road Noise
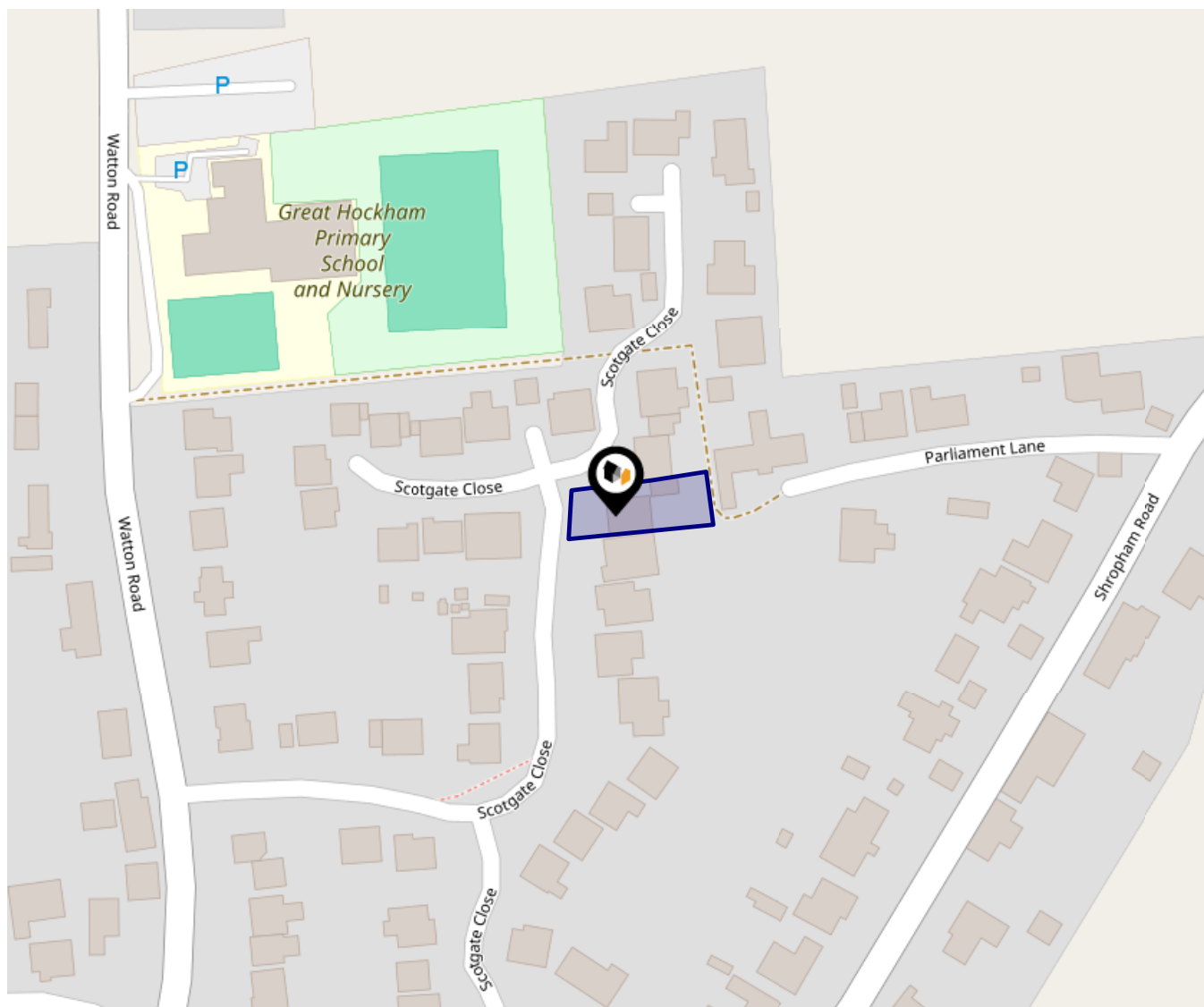
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

Carbon Content: VARIABLE

Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS)

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: LOAM TO CLAYEY LOAM, LOCALLY CHALKY

Soil Depth: DEEP
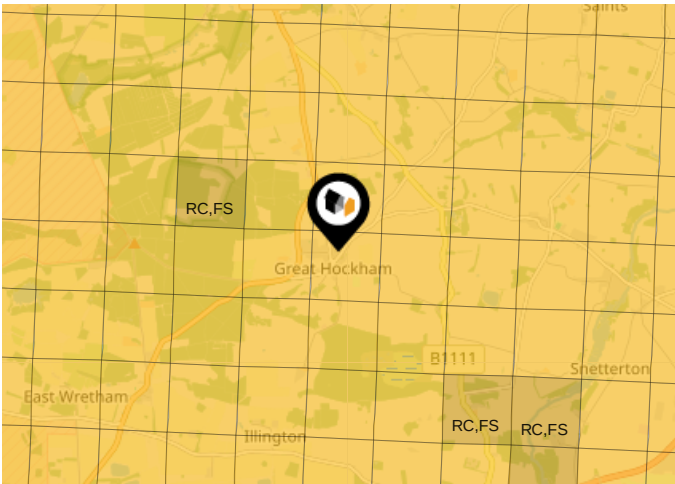
Primary Classifications (Most Common Clay Types)

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)
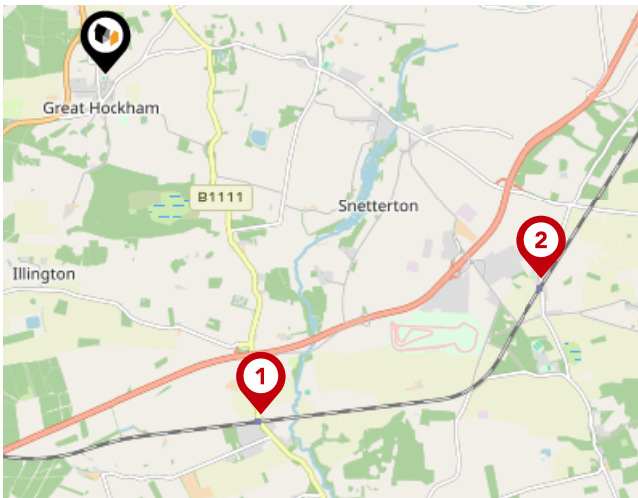
National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	3.38 miles
2	Eccles Road Rail Station	4.34 miles
3	Attleborough Rail Station	6.22 miles
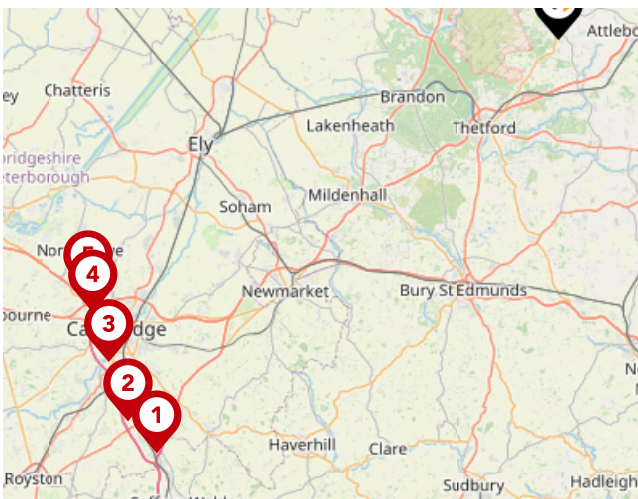
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	41.9 miles
2	M11 J10	41.73 miles
3	M11 J11	40.19 miles
4	M11 J13	39.13 miles
5	M11 J14	38.77 miles

Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	20.62 miles
2	Cambridge	35.9 miles
3	Stansted Airport	49.5 miles
4	Southend-on-Sea	64.71 miles

Area
Transport (Local)
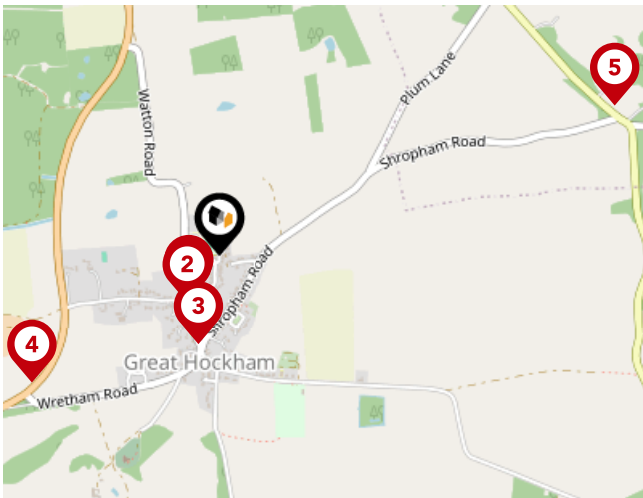
Bus Stops/Stations

Pin	Name	Distance
1	post office	0.12 miles
2	post office	0.13 miles
3	green	0.21 miles
4	turn	0.51 miles
5	Watton Road	0.96 miles
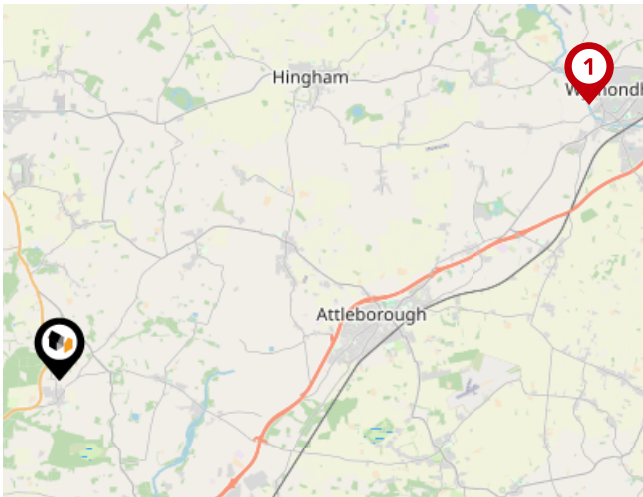
Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	10.77 miles

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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.

/whittleyparishmanagementltd   /whittleyparish

/whittleyparish/?hl=en

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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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Whittley Parish | Attleborough

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www.whittleyparish.com

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail