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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd October 2026



BOND STREET, HINGHAM, NORWICH, NR9

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

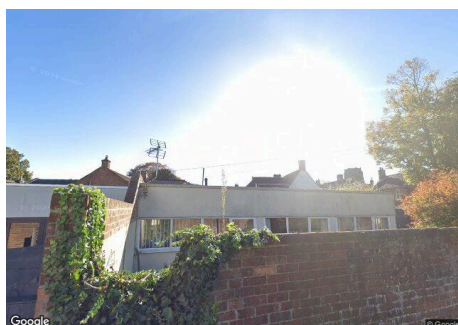
01953 711839

nick@whittleyparish.com

www.whittleyparish.com



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Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	839 ft ² / 78 m ²
Plot Area:	0.12 acres
Council Tax :	Band B
Annual Estimate:	£1,931
Title Number:	NK290337

Tenure: Freehold

Local Area

Local Authority:	Norfolk
Conservation Area:	Hingham
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	- mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



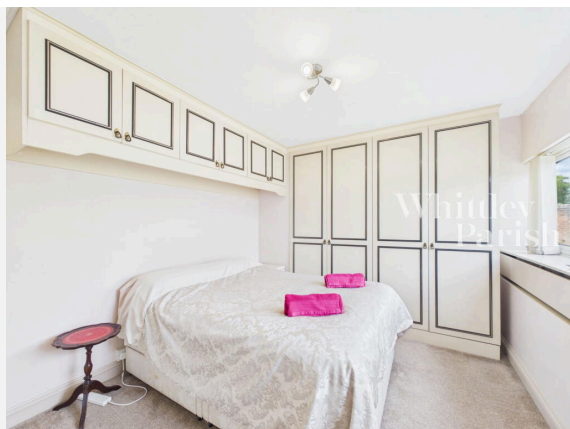
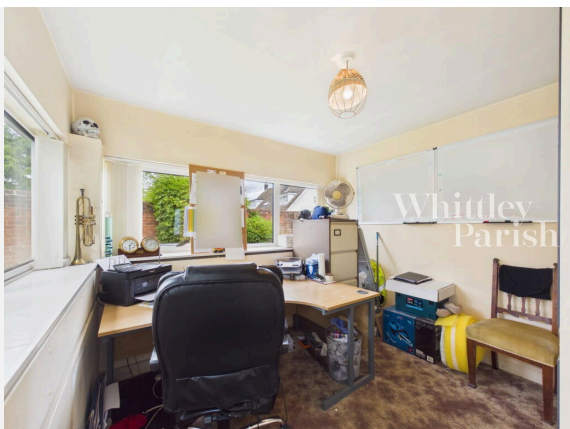
Planning History

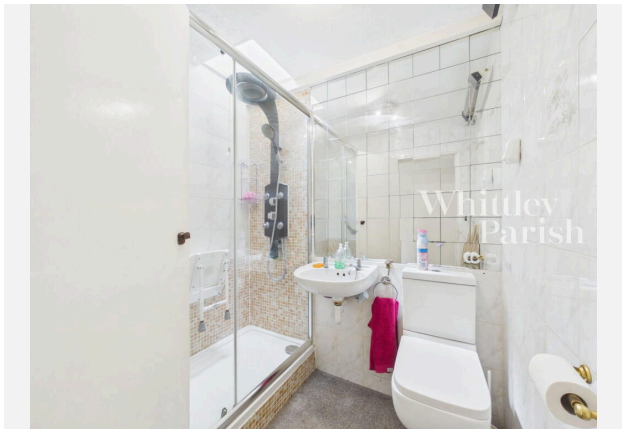
This Address



Planning records for: *Bond Street, Hingham, Norwich, NR9*

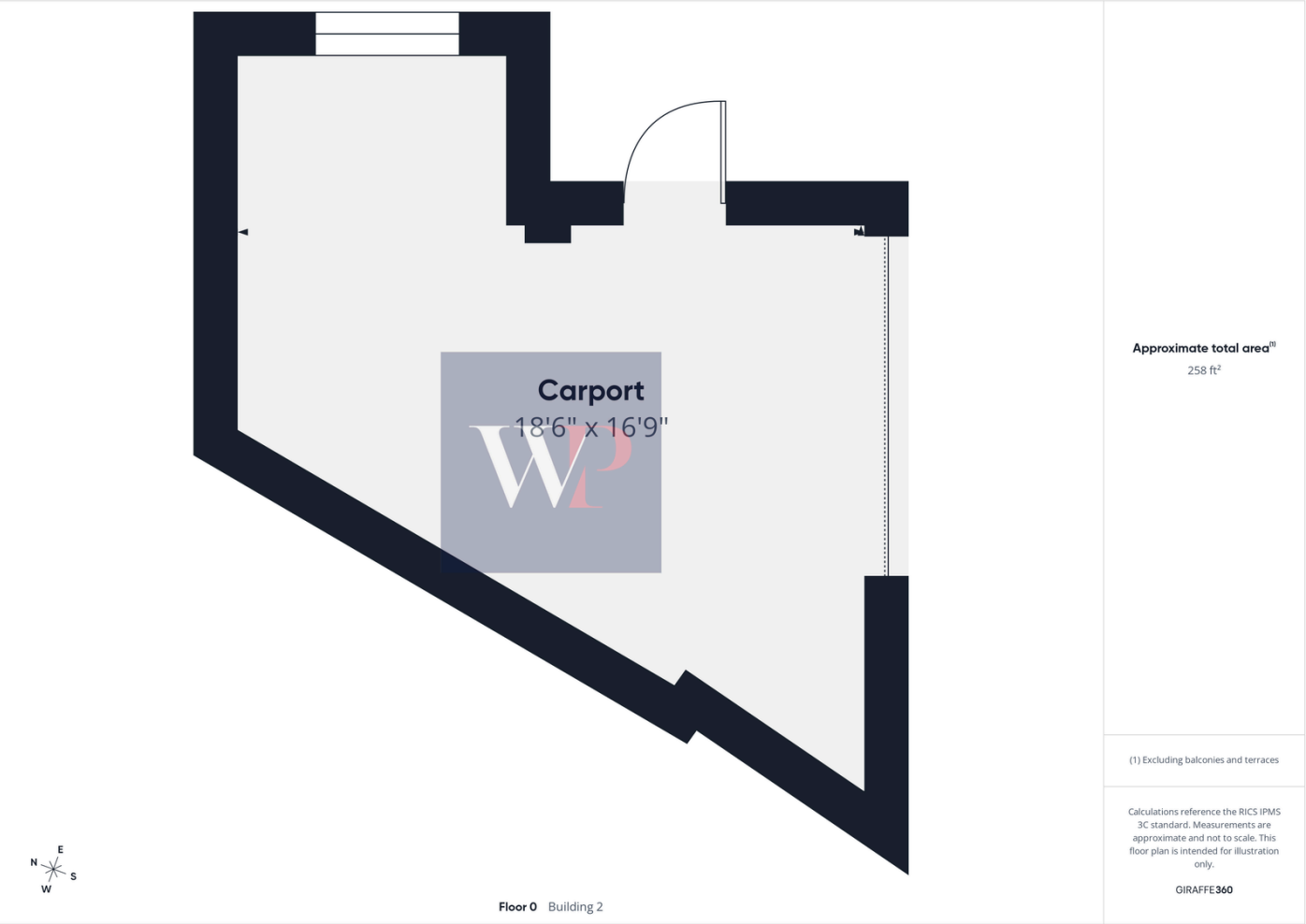
Reference - 2012/2041	
Decision:	Decided
Date:	06th November 2012
Description:	Fell Beech tree to hedge height







BOND STREET, HINGHAM, NORWICH, NR9

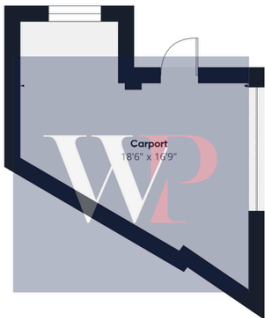




BOND STREET, HINGHAM, NORWICH, NR9



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1145 ft²

(1) Excluding balconies and terraces

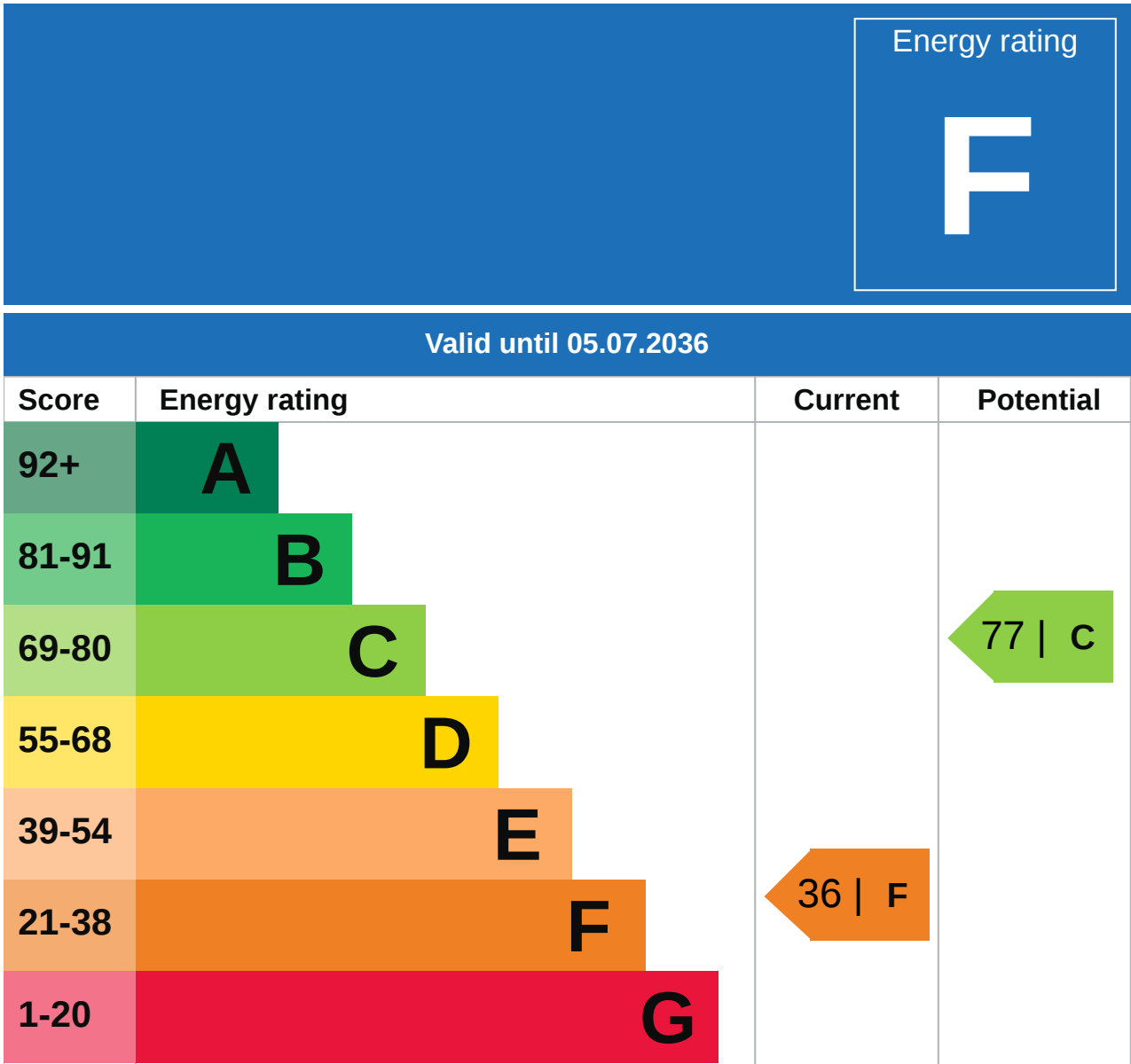
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



BOND STREET, HINGHAM, NORWICH, NR9







Additional EPC Data

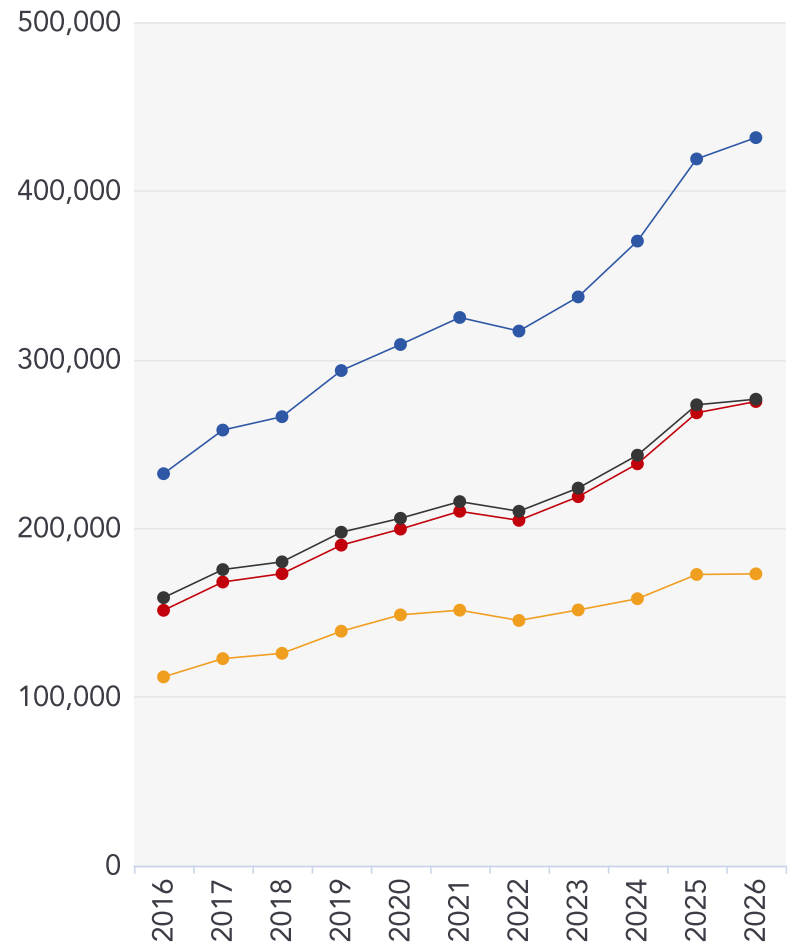
Property Type:	Detached bungalow
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Flat, limited insulation
Roof Energy:	Flat, limited insulation
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	78 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR9



Detached

+85.73%

Terraced

+74.03%

Semi-Detached

+81.75%

Flat

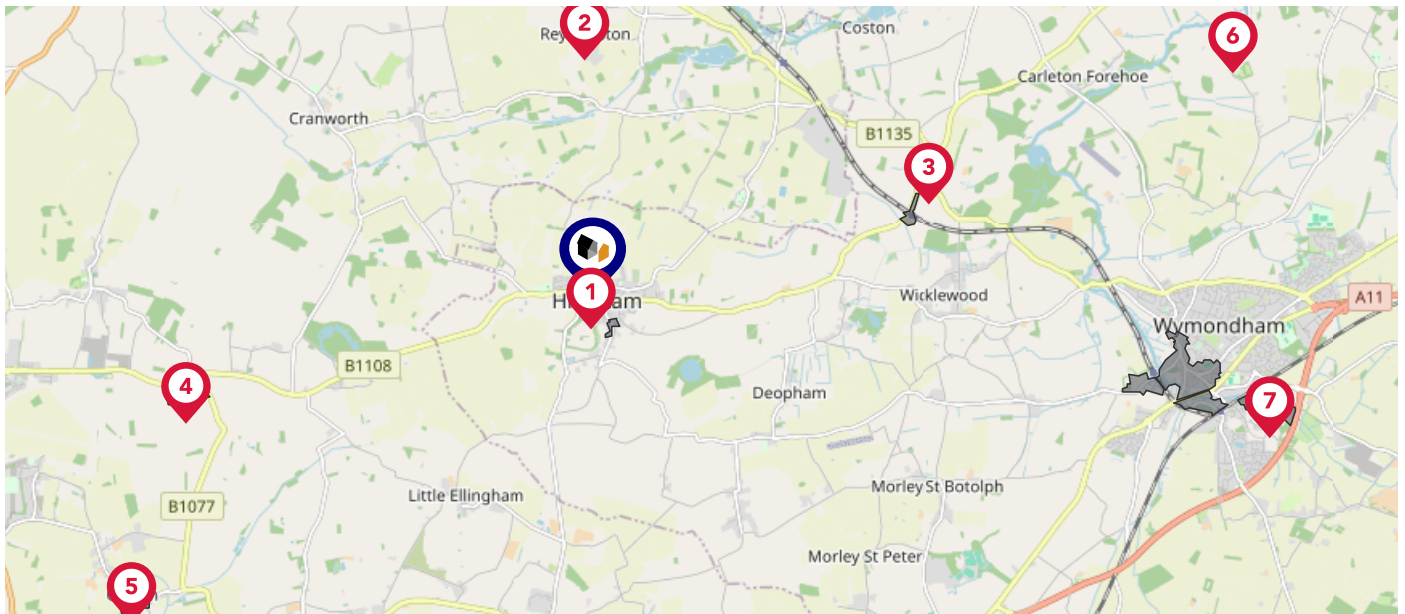
+54.55%

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



Hingham



Garvestone



Kimberley



Carbrooke



Caston

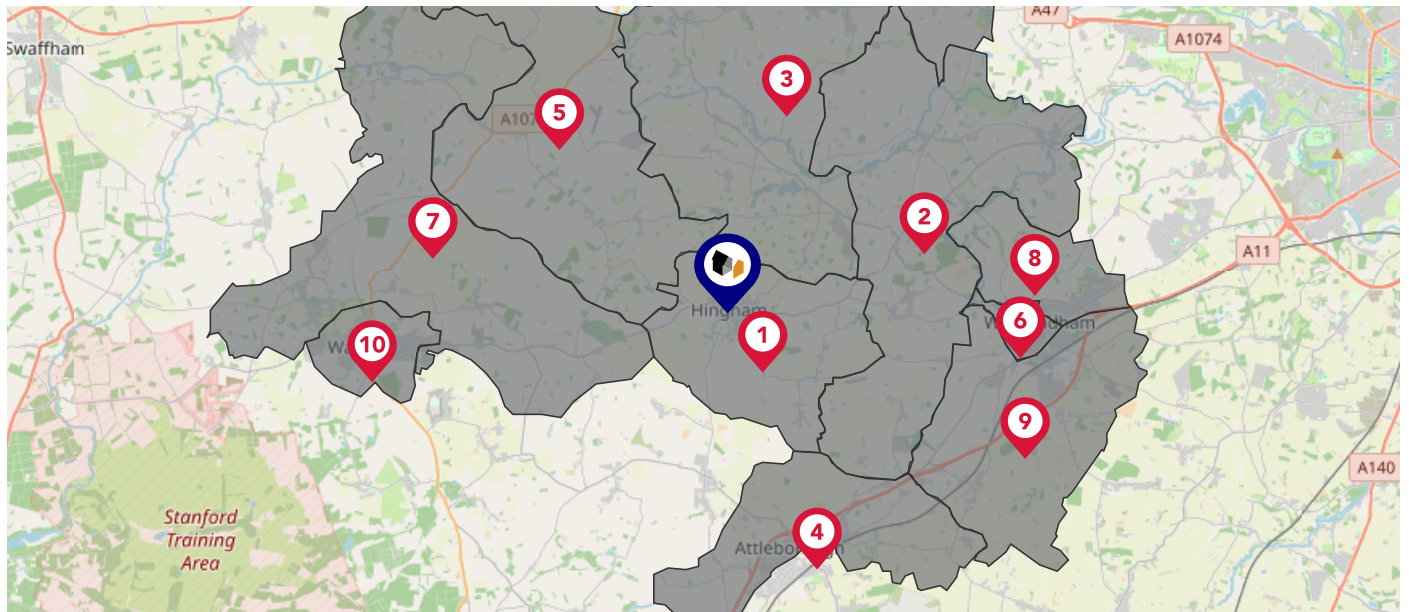


Wrampingham



Wymondham

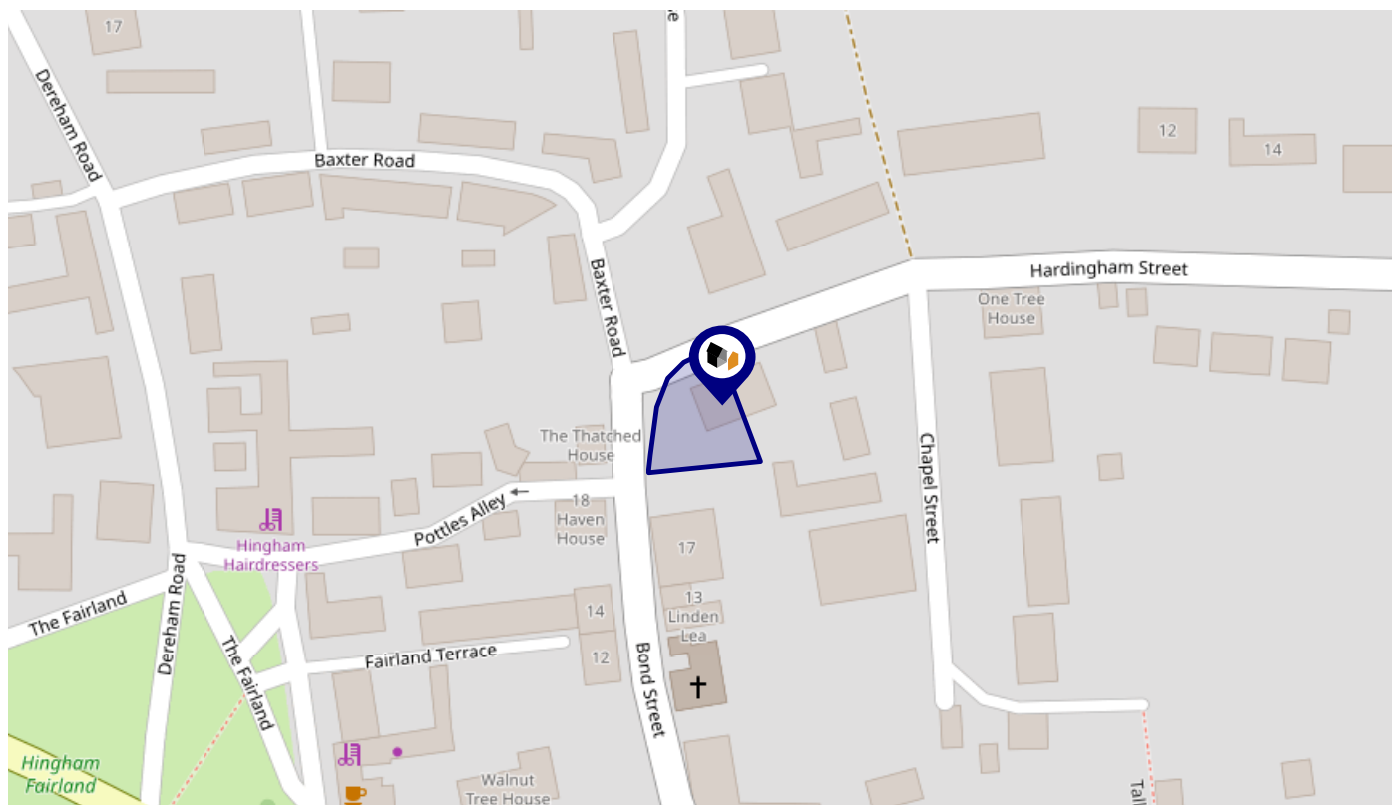
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|--------------------------------------|
| 1 | Hingham & Deopham Ward |
| 2 | Wicklewood Ward |
| 3 | Mattishall Ward |
| 4 | Attleborough Queens & Besthorpe Ward |
| 5 | Shipdham-with-Scarning Ward |
| 6 | Central Wymondham Ward |
| 7 | Saham Toney Ward |
| 8 | North Wymondham Ward |
| 9 | South Wymondham Ward |
| 10 | Watton 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:

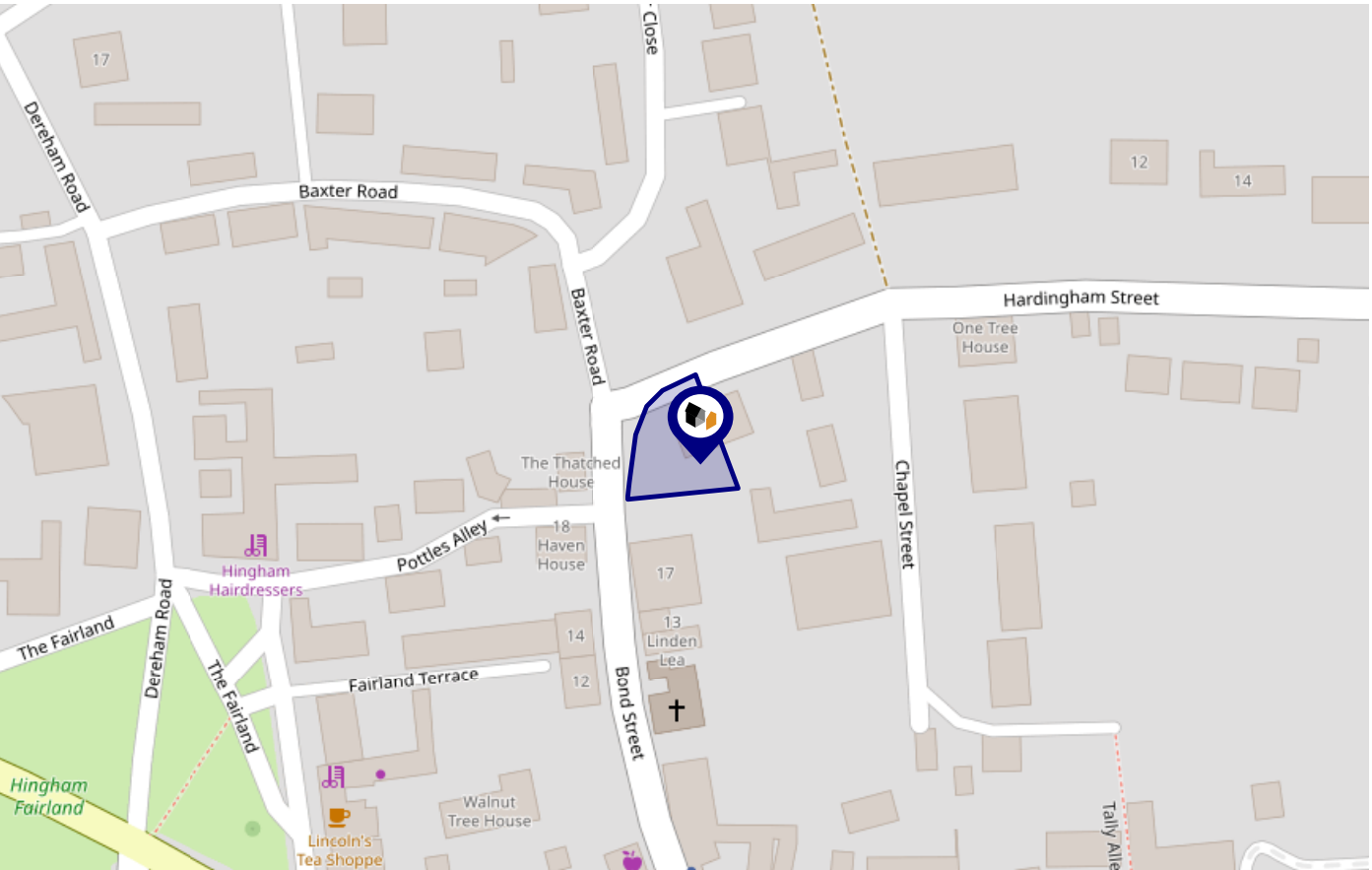
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

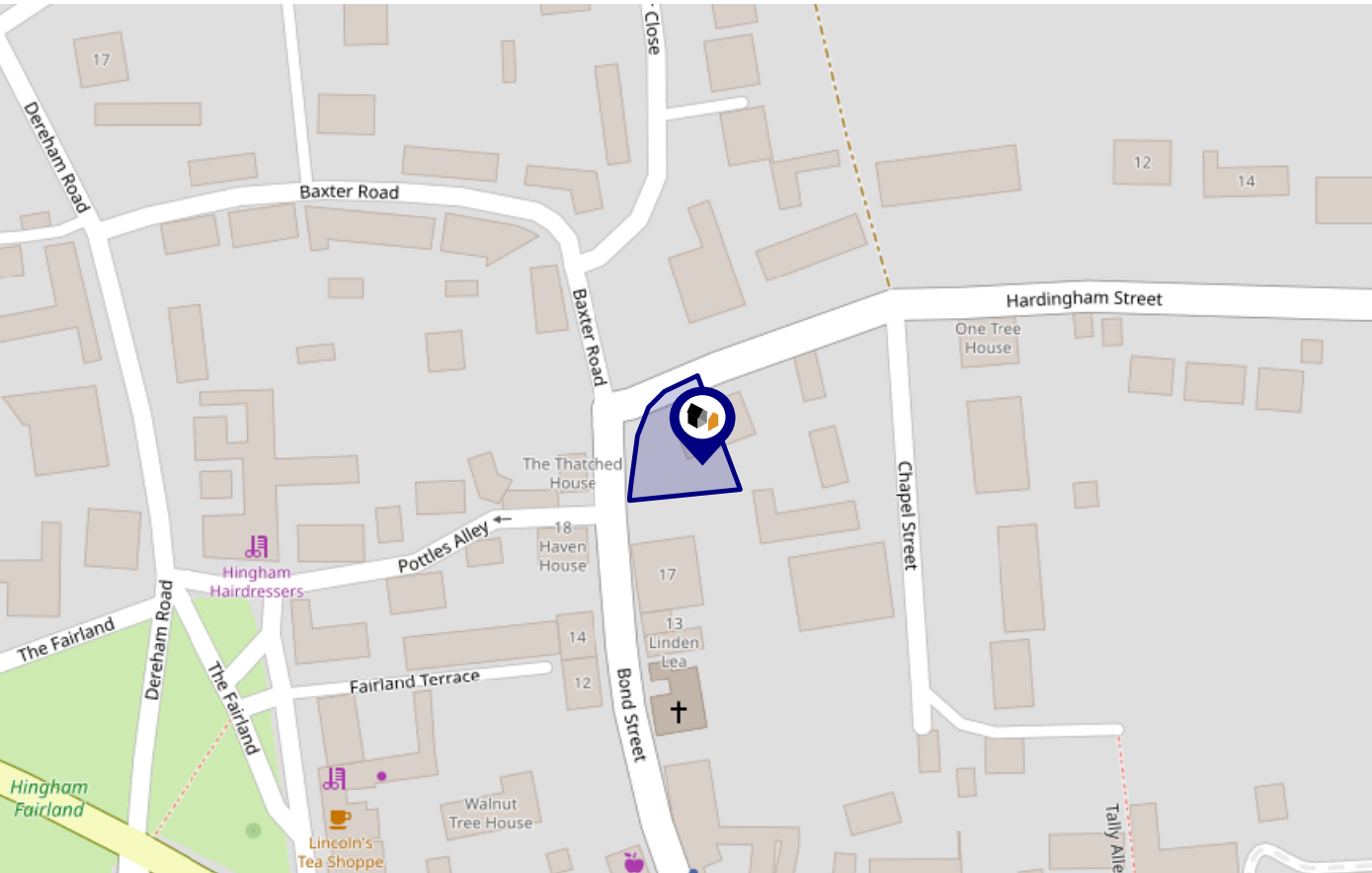


Flood Risk

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.

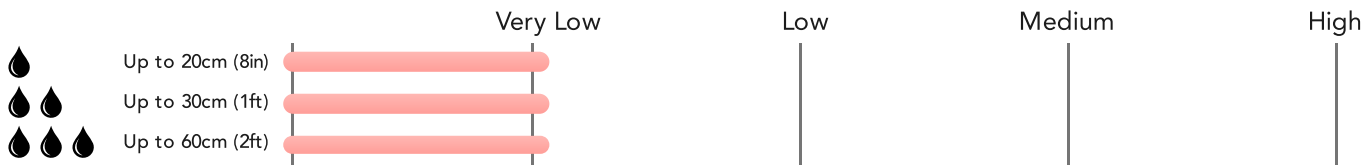


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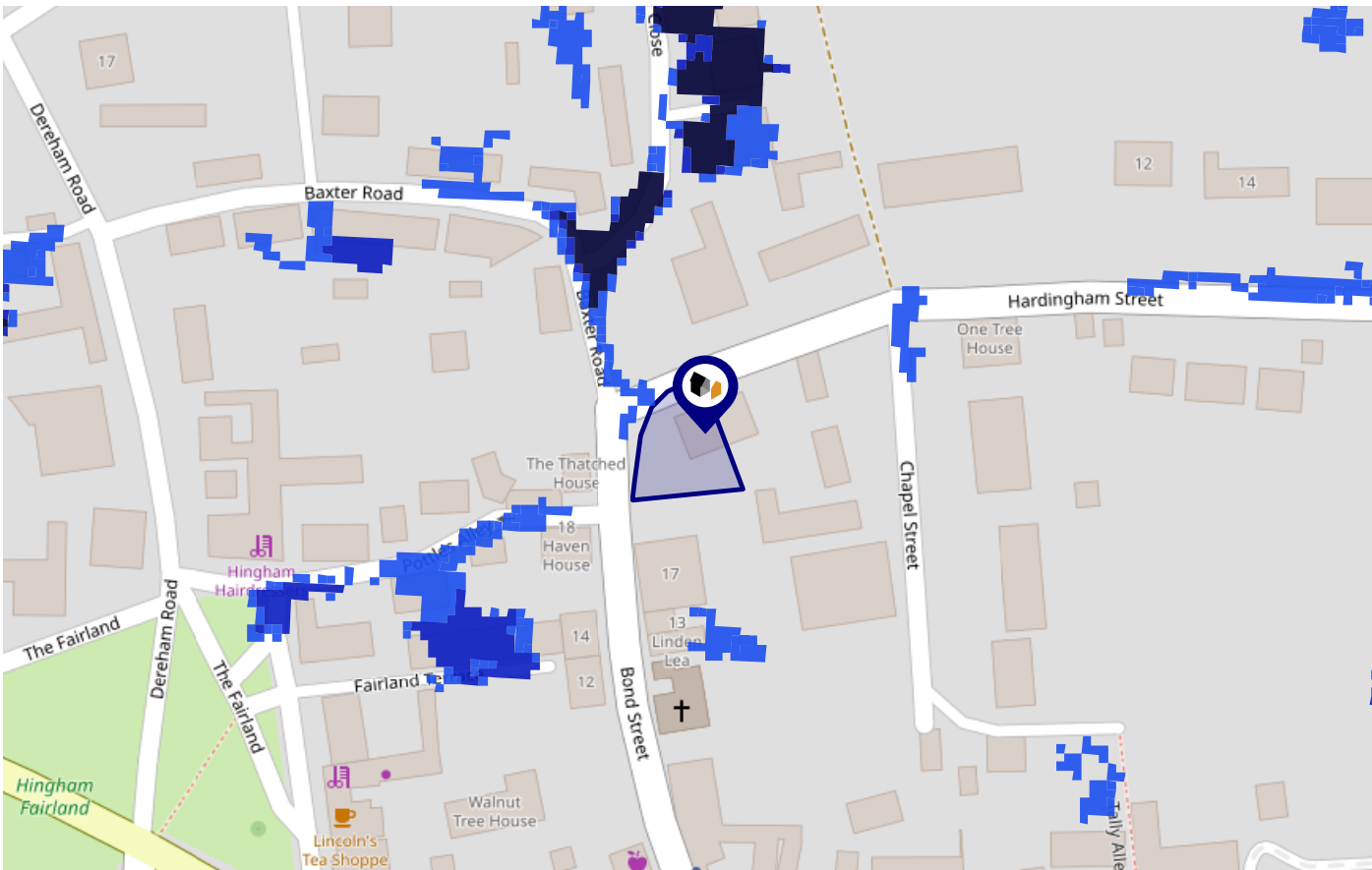


Flood Risk

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.

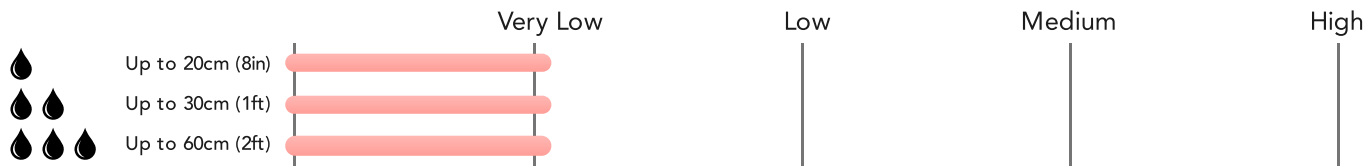


Risk Rating: Very low

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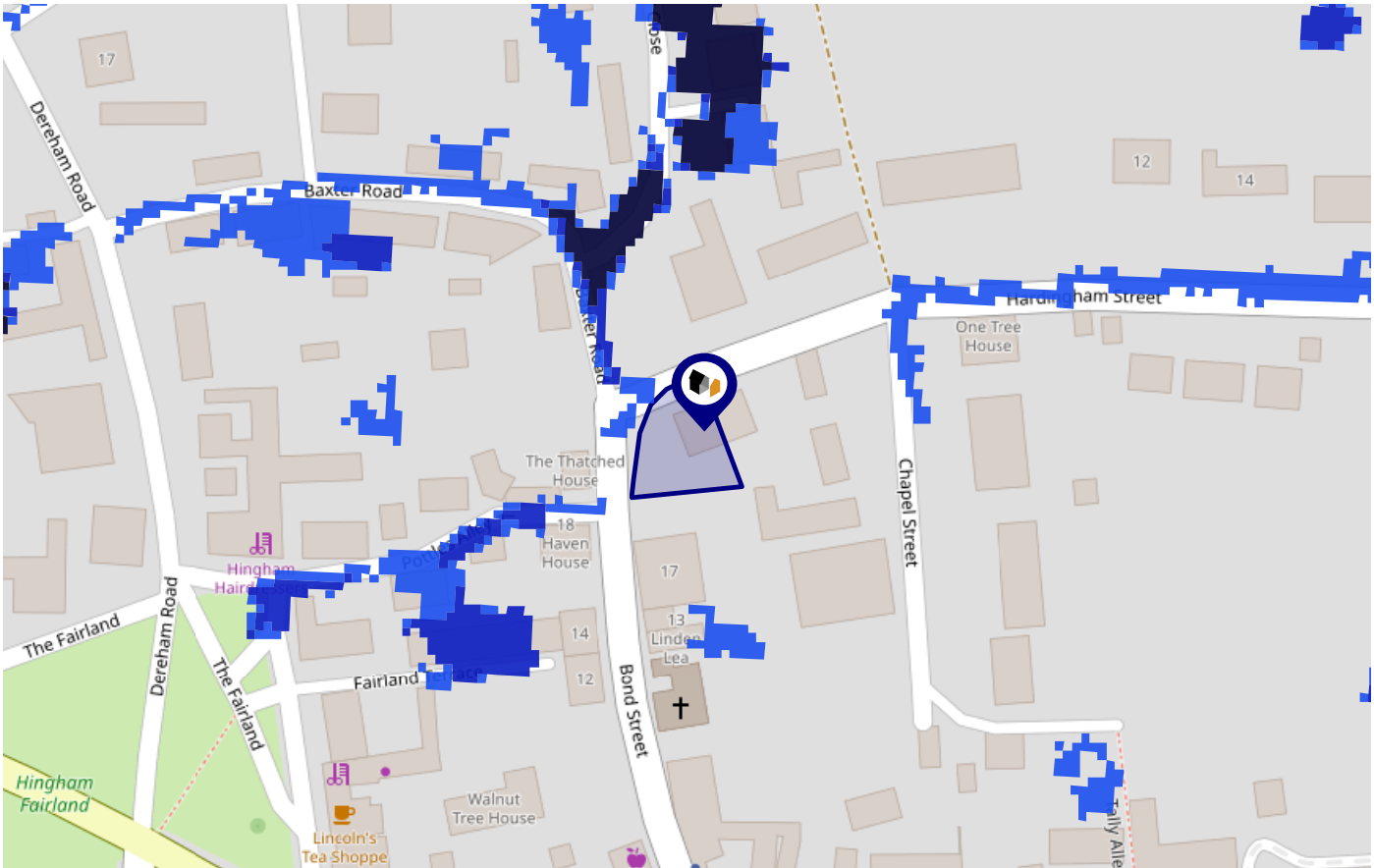


Flood Risk

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.

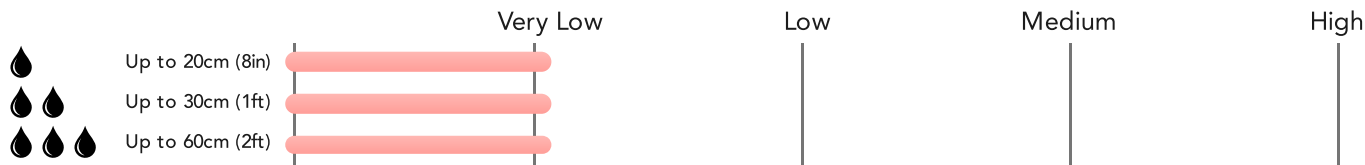


Risk Rating: Very low

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.

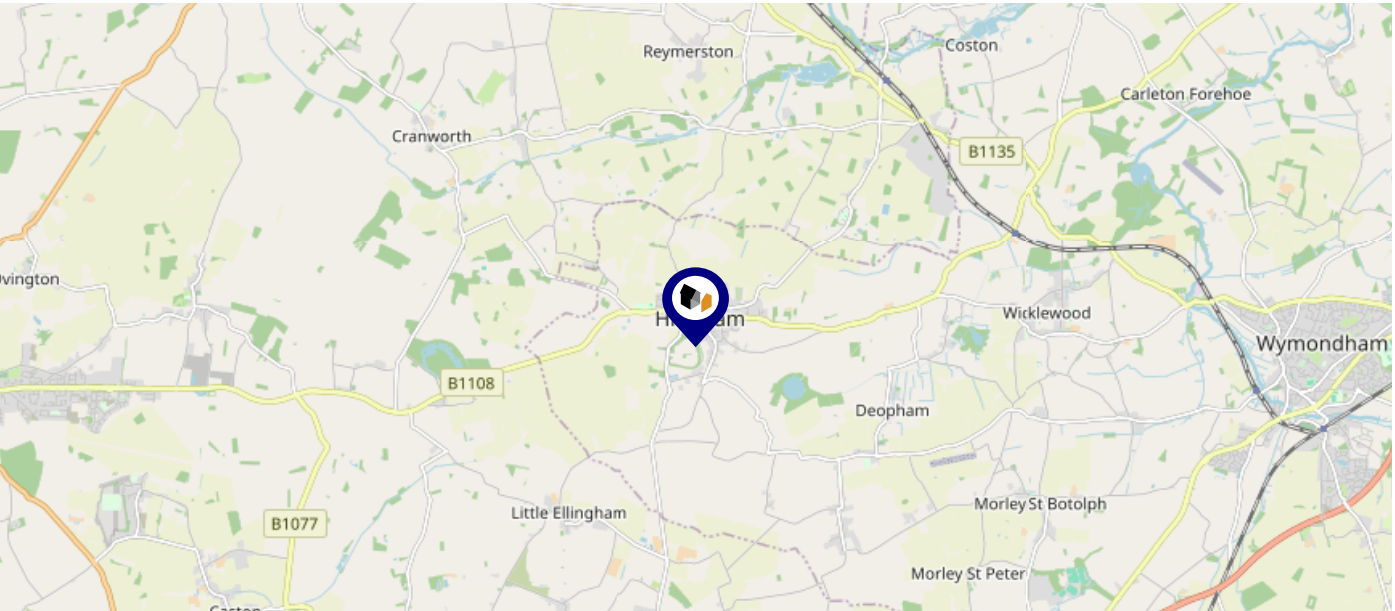
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Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land

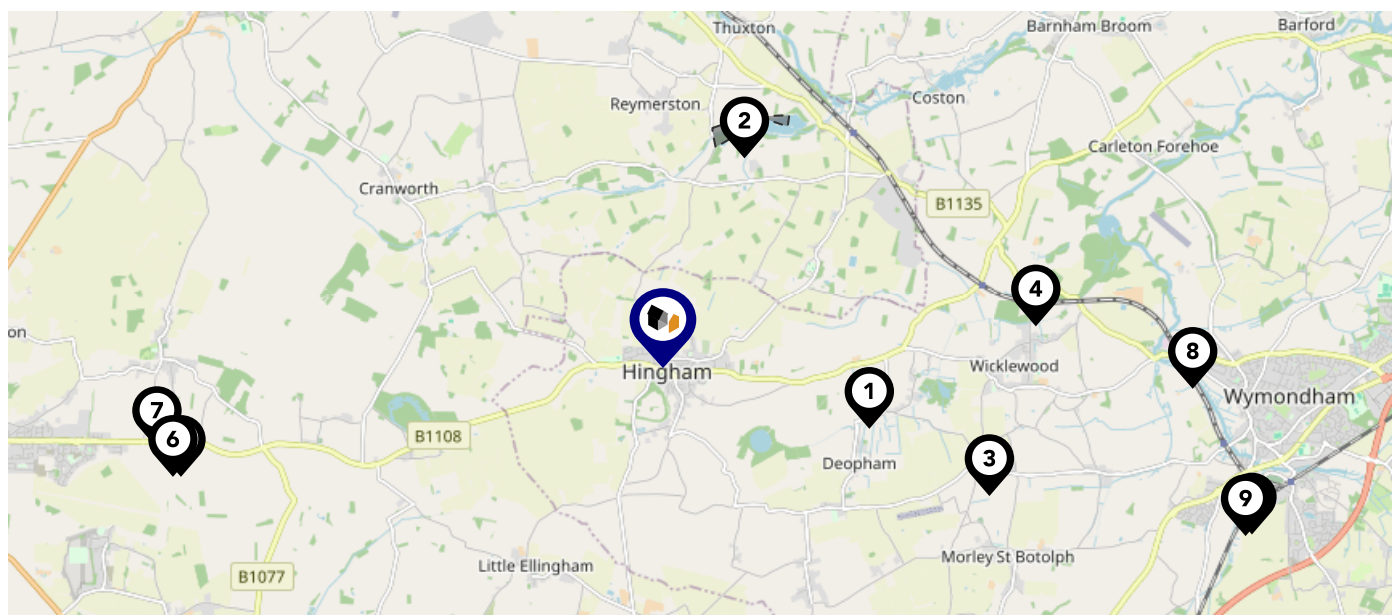
No data available.

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

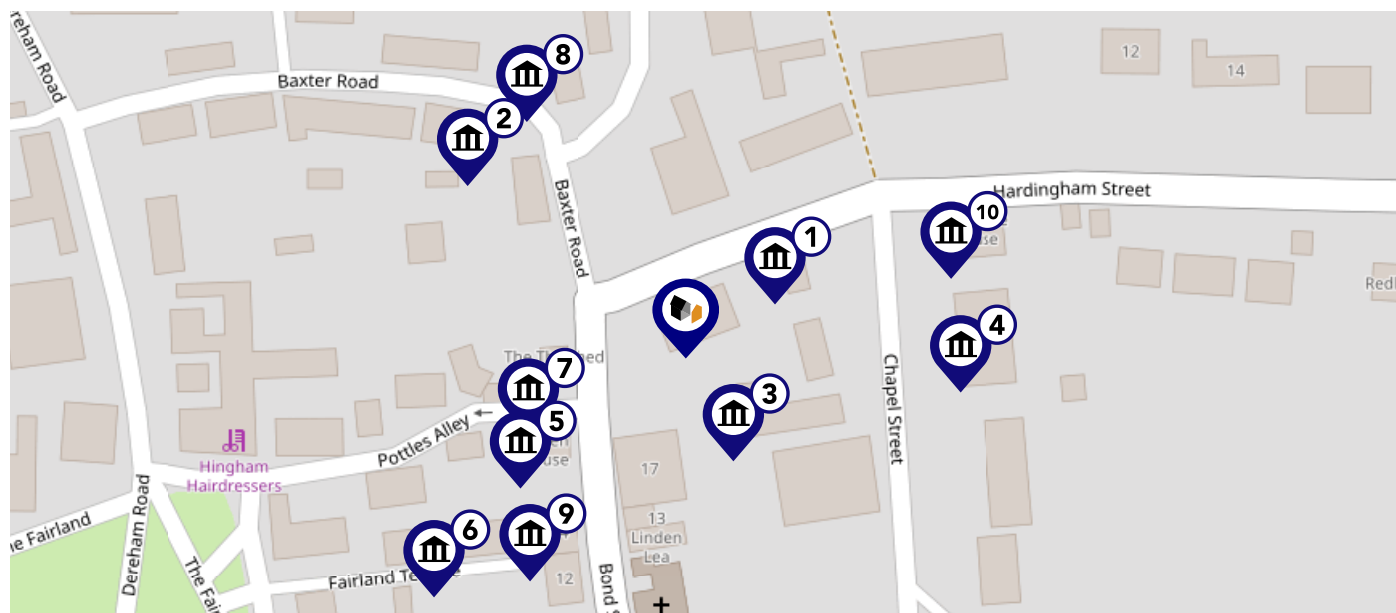
	Council Tip-Hall Lane, Hackford, Norwich, Norfolk	Historic Landfill
	Near Caveley Hall-Reymerton	Historic Landfill
	High Oak-Wiklewood, Ketteringham, Norwich, Norfolk	Historic Landfill
	Warren Hill-Wiklewood Road, Kimberley	Historic Landfill
	Carbrooke Landfill Site-Junction Of Mill Lane / Norwich Road, Carbrooke, Norfolk	Historic Landfill
	Carbrooke-Carbrooke, Breckland, Norfolk	Historic Landfill
	EA/EPR/WP3999NZ/V003	Active Landfill
	Chapel Lane-Wymondham, Norfolk	Historic Landfill
	Strayground Lane-Wymondham, Norfolk	Historic Landfill
	Stayground Lane-Wymondham	Historic Landfill

Maps

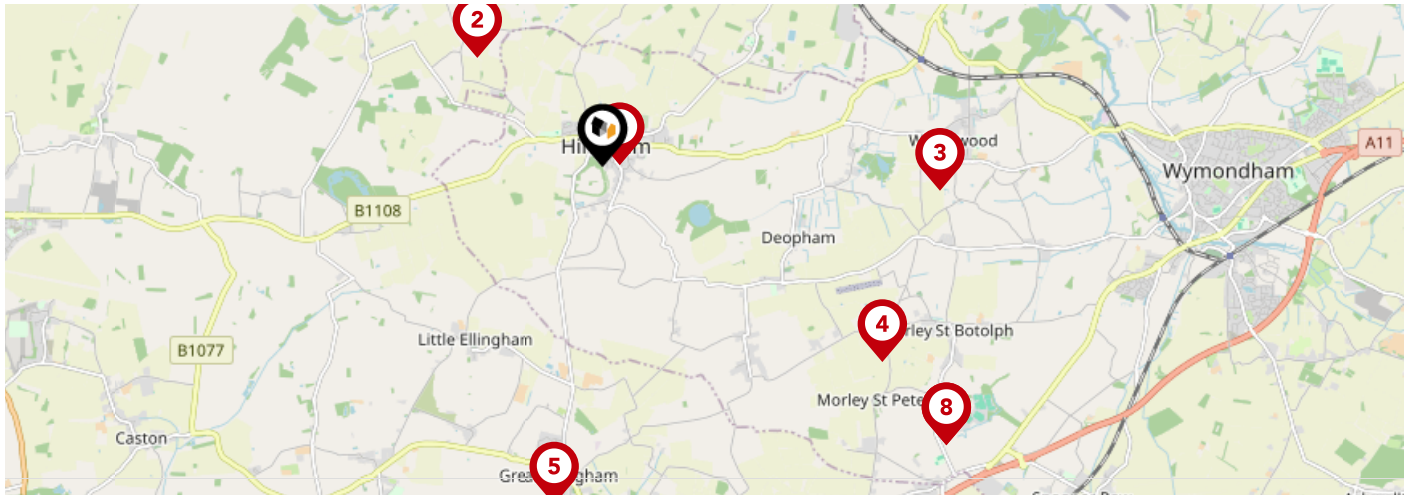
Listed Buildings



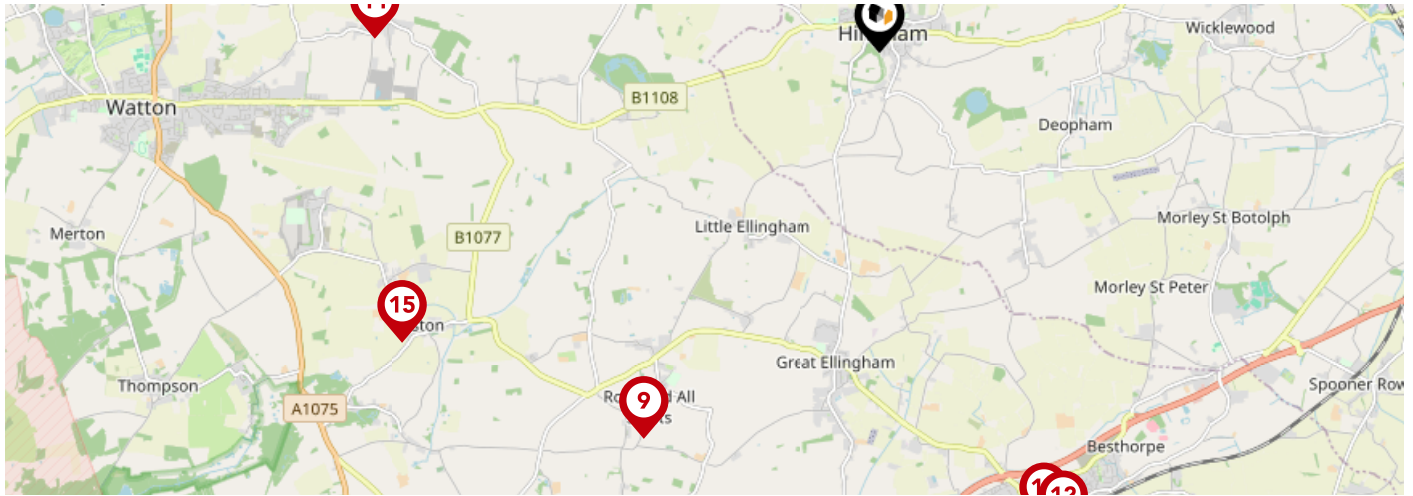
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1372830 - 1 And 3, Chapel Street	Grade II	0.0 miles
 1051165 - 25 And 27, Baxter Road	Grade II	0.0 miles
 1170920 - Outbuilding Immediately East Of Number 21	Grade II	0.0 miles
 1372831 - 4, 6 And 8, Chapel Street	Grade II	0.0 miles
 1051171 - Number 16 Including Boundary Wall Immediately North West Along Pottles Alley.	Grade II	0.0 miles
 1171298 - 1-6, Fairland Terrace	Grade II	0.0 miles
 1171148 - The Thatched House	Grade II	0.0 miles
 1051166 - 18, Baxter Road	Grade II	0.0 miles
 1171125 - The Mansion House	Grade II	0.0 miles
 1171199 - 2, Chapel Street (see Details For Further Address Information)	Grade II	0.0 miles



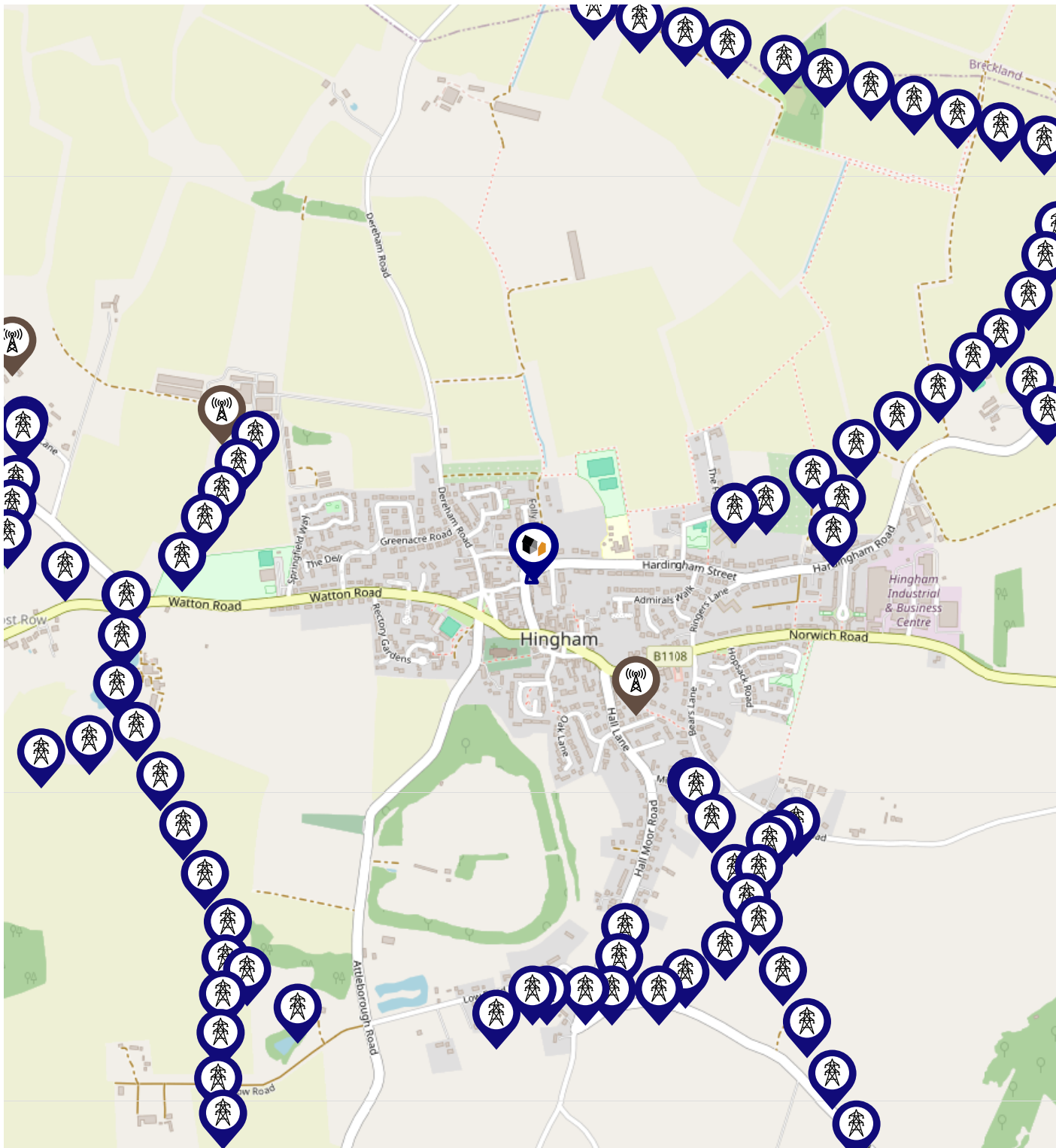
		Nursery	Primary	Secondary	College	Private
	Hingham Primary School Ofsted Rating: Good Pupils: 171 Distance:0.16	☐	☒	☐	☐	☐
	Kingsbrook School Ofsted Rating: Good Pupils: 14 Distance:1.49	☐	☐	☒	☐	☐
	Wicklewood Primary School and Nursery Ofsted Rating: Outstanding Pupils: 201 Distance:3.05	☐	☒	☐	☐	☐
	Morley Church of England Primary Academy Ofsted Rating: Good Pupils: 128 Distance:3.07	☐	☒	☐	☐	☐
	Great Ellingham Primary School Ofsted Rating: Good Pupils: 177 Distance:3.08	☐	☒	☐	☐	☐
	Garvestone Community Primary School Ofsted Rating: Good Pupils: 68 Distance:3.17	☐	☒	☐	☐	☐
	Wymondham College Prep School Ofsted Rating: Outstanding Pupils: 334 Distance:3.98	☐	☒	☐	☐	☐
	Wymondham College Ofsted Rating: Outstanding Pupils: 1434 Distance:3.98	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:4.07	☐	☒	☐	☐	☐
10	Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:4.5	☐	☐	☒	☐	☐
11	St Peter and St Paul Church of England Primary Academy & Nursery Ofsted Rating: Good Pupils: 191 Distance:4.54	☐	☒	☐	☐	☐
12	Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:4.64	☐	☒	☐	☐	☐
13	Thomas Bullock Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 222 Distance:4.84	☐	☒	☐	☐	☐
14	Barnham Broom Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 110 Distance:4.99	☐	☒	☐	☐	☐
15	Caston Church of England Primary Academy Ofsted Rating: Good Pupils: 72 Distance:5.03	☐	☒	☐	☐	☐
16	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:5.14	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

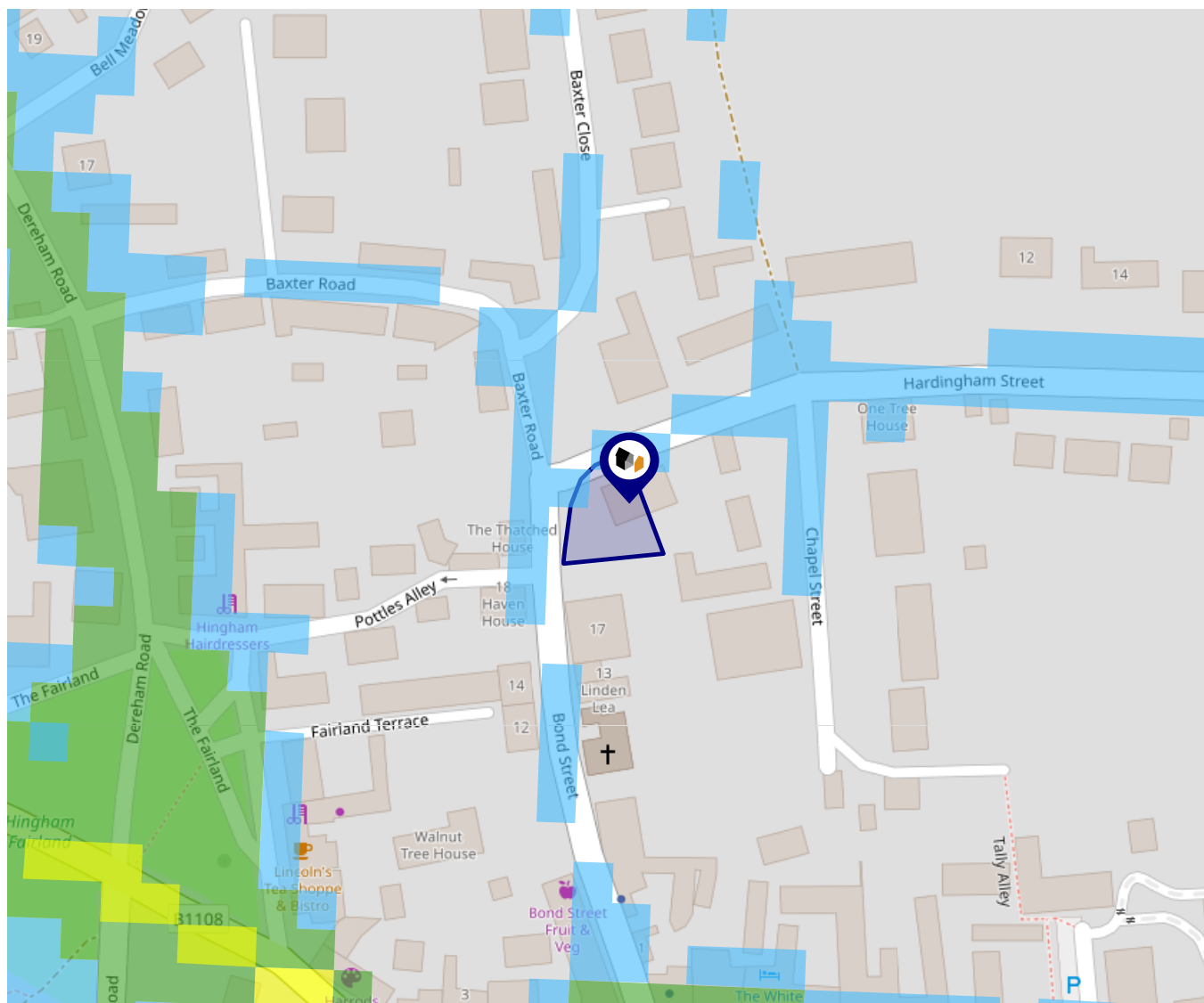


Key:

- Power Pylons
- Communication Masts

Local Area

Road Noise

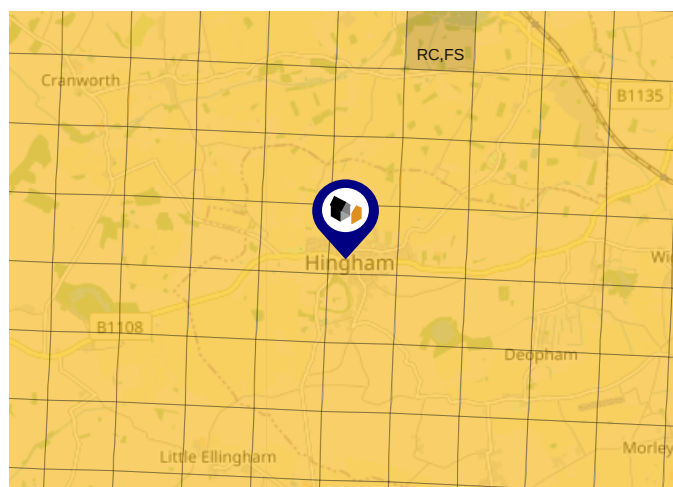


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

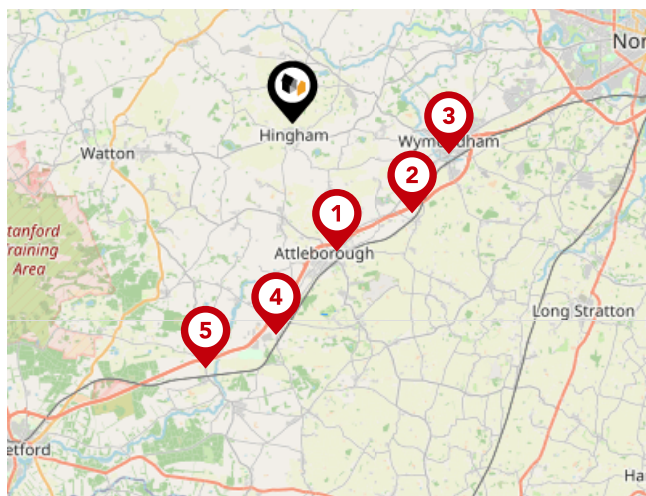


Primary Classifications (Most Common Clay Types)

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)

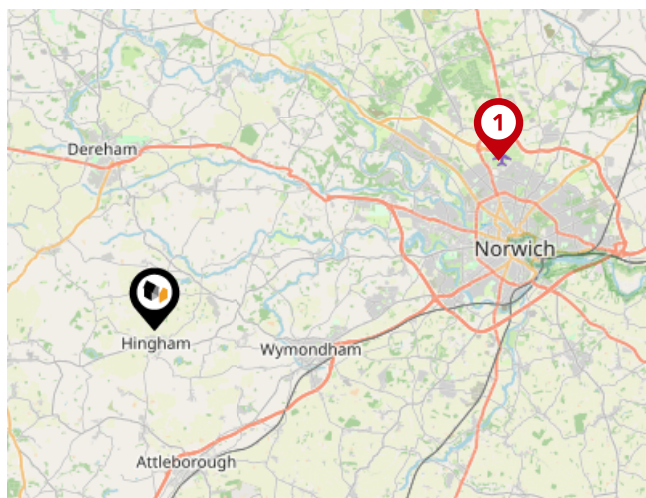


National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	4.87 miles
2	Spooner Row Rail Station	5.36 miles
3	Wymondham Rail Station	5.74 miles
4	Eccles Road Rail Station	7.63 miles
5	Harling Road Rail Station	9.34 miles

Trunk Roads/Motorways

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

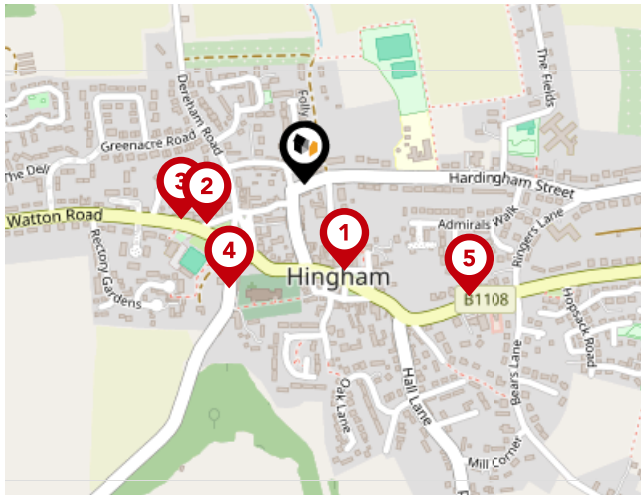


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	13.79 miles

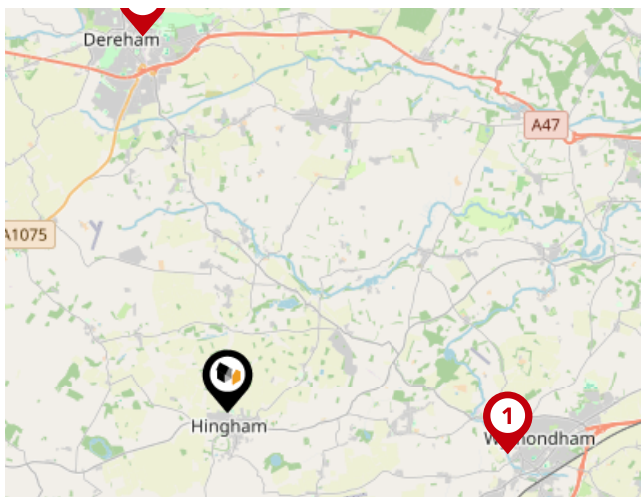
Area

Transport (Local)



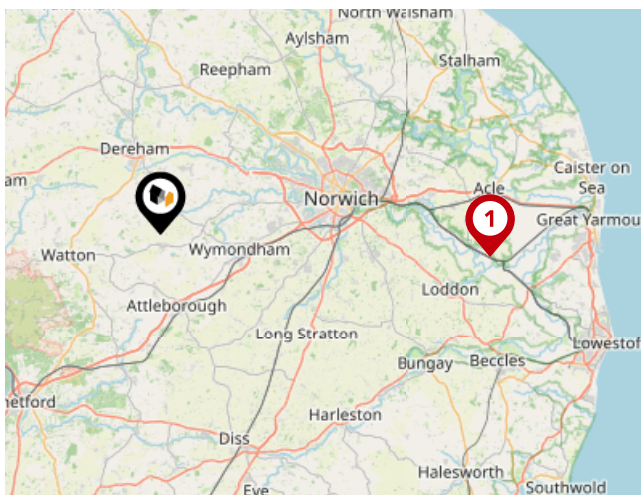
Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.1 miles
2	The Fairland	0.11 miles
3	Library	0.14 miles
4	Attleborough Road	0.14 miles
5	Bears Lane	0.22 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	5.1 miles
2	Dereham (Mid Norfolk Railway)	6.92 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	23.84 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 Whittleby 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 Whittleby 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.



/whittlebyparishmanagementltd



/whittlebyparish



/whittlebyparish/?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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