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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd January 2026



CEDAR WAY, BRANDON, IP27

Whittle Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

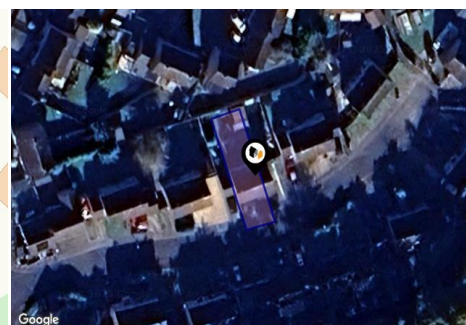
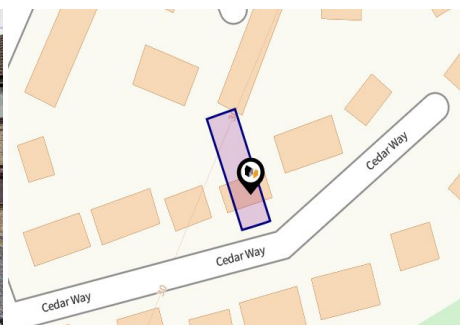
01953 711839

nick@whittleparish.com

www.whittleparish.com



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Property




Type:	Semi-Detached
Bedrooms:	2
Floor Area:	624 ft ² / 58 m ²
Plot Area:	0.05 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,495
Title Number:	SK160112

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:









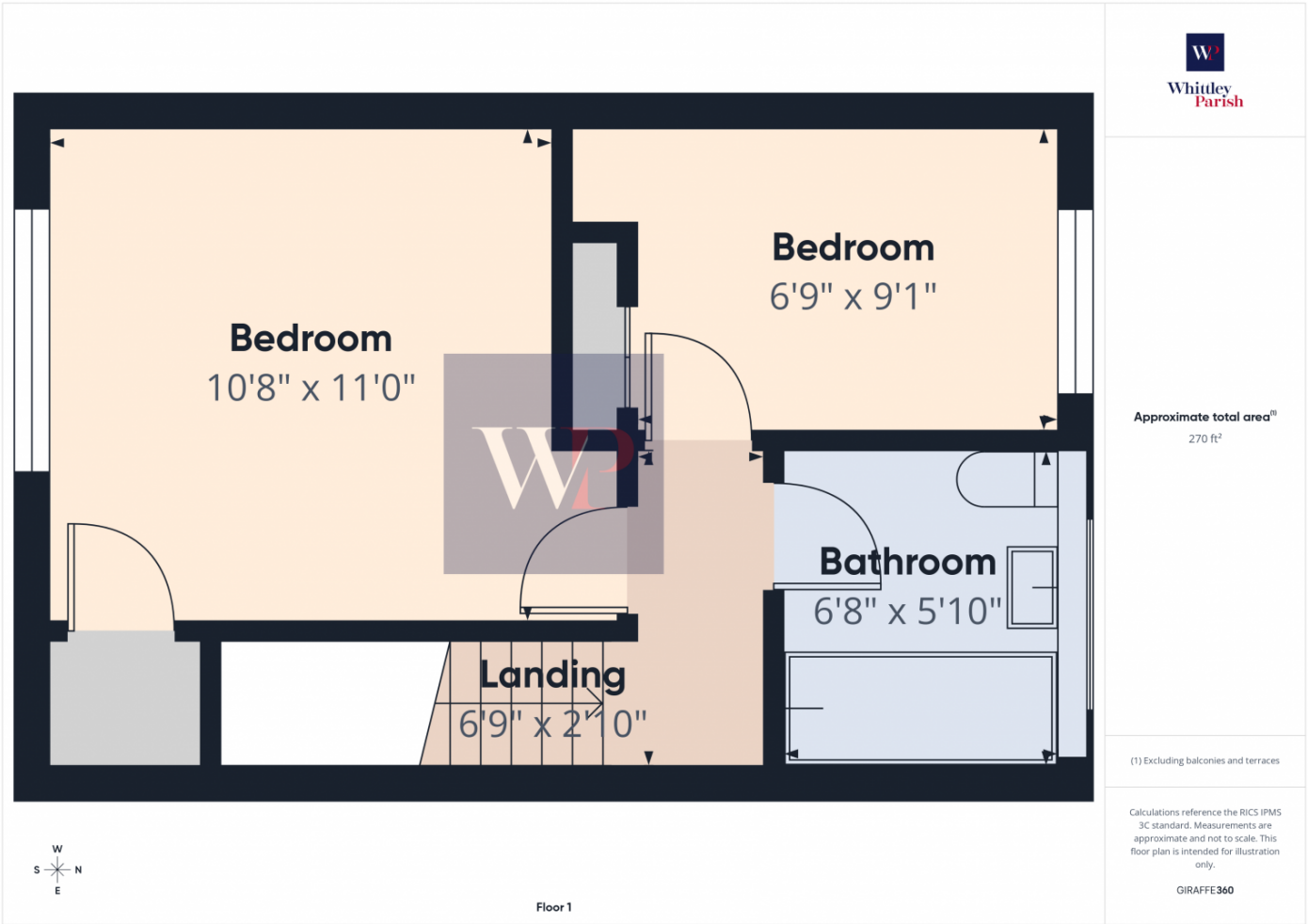
CEDAR WAY, BRANDON, IP27



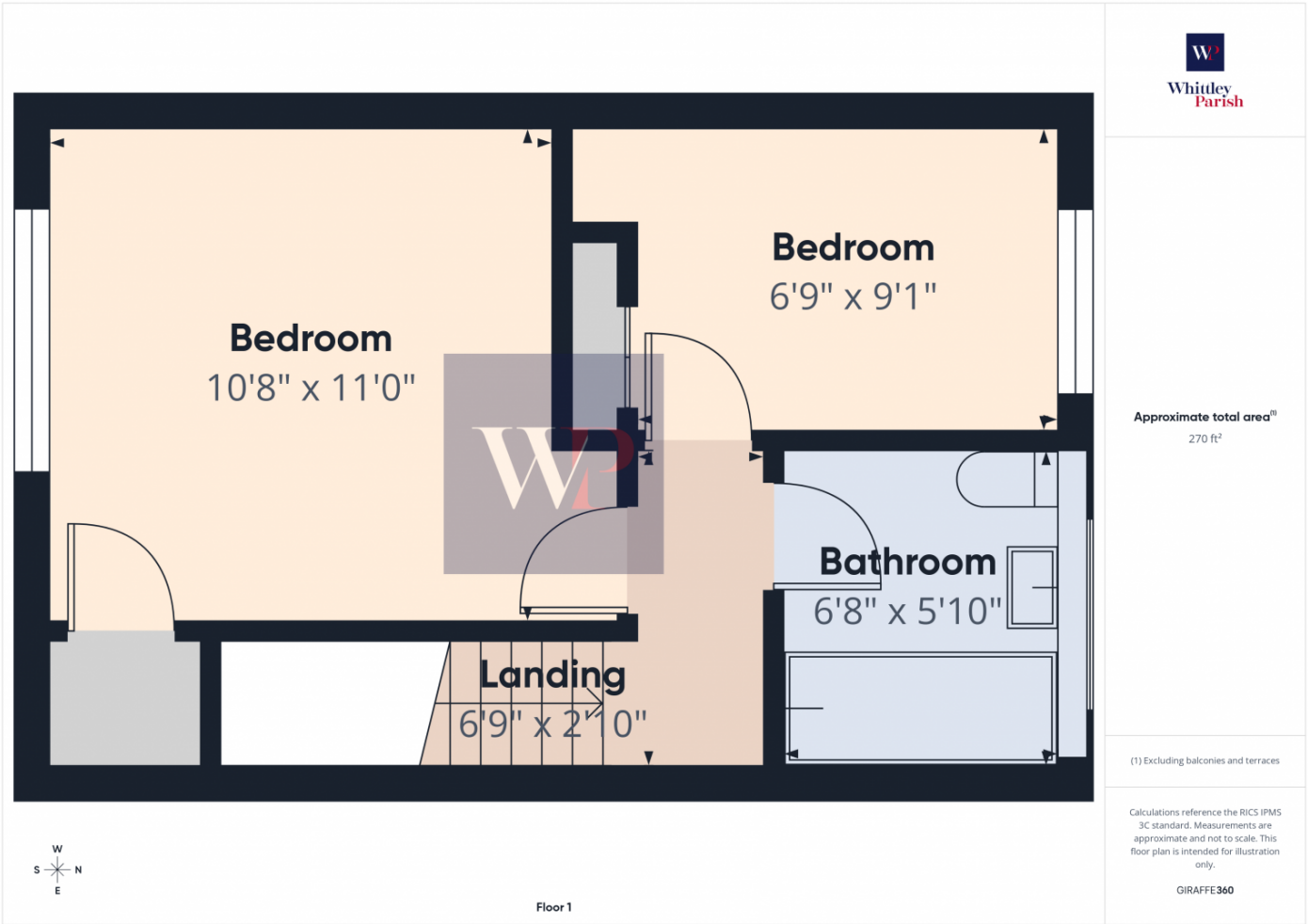
CEDAR WAY, BRANDON, IP27

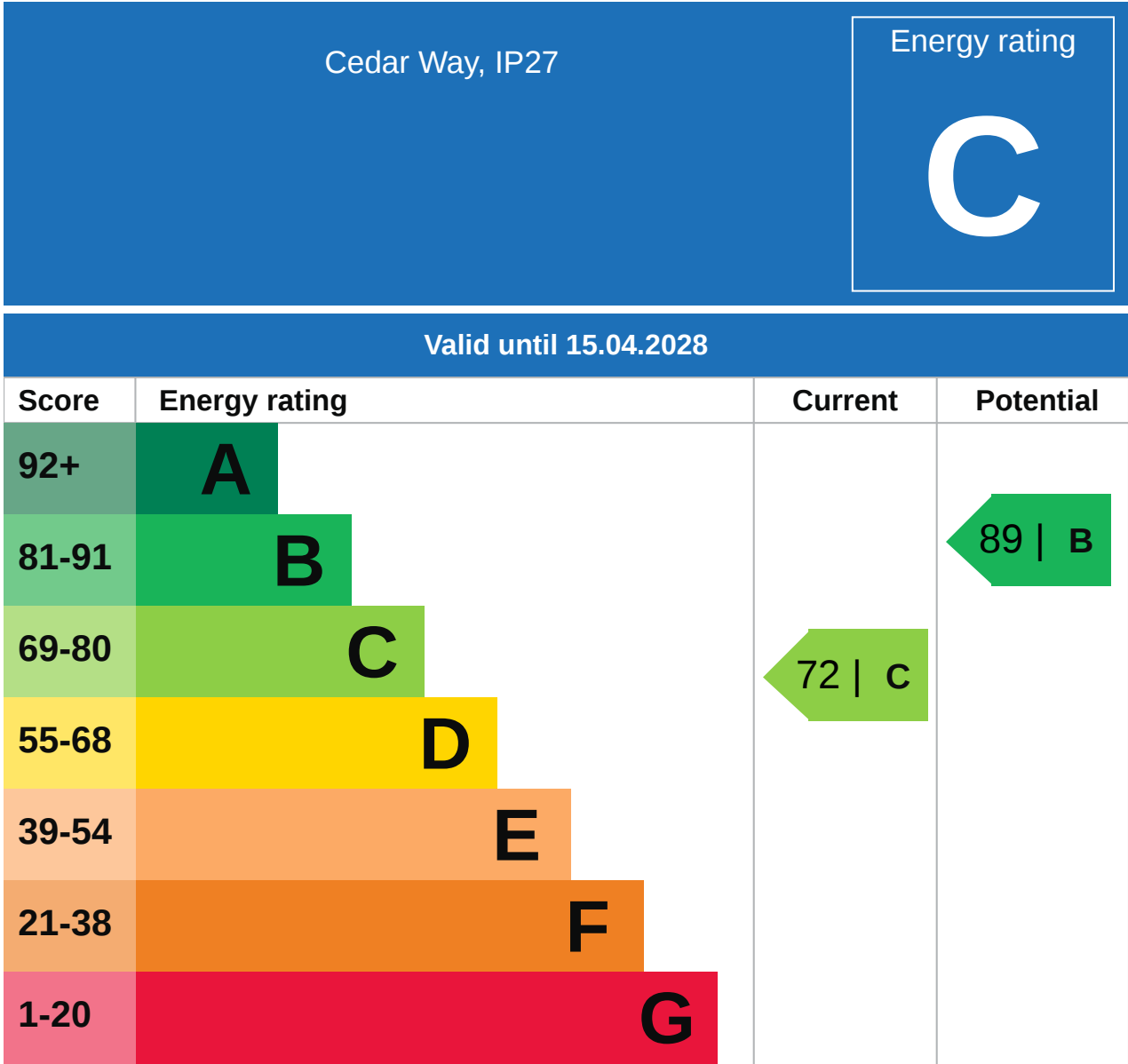


CEDAR WAY, BRANDON, IP27



CEDAR WAY, BRANDON, IP27







Additional EPC Data

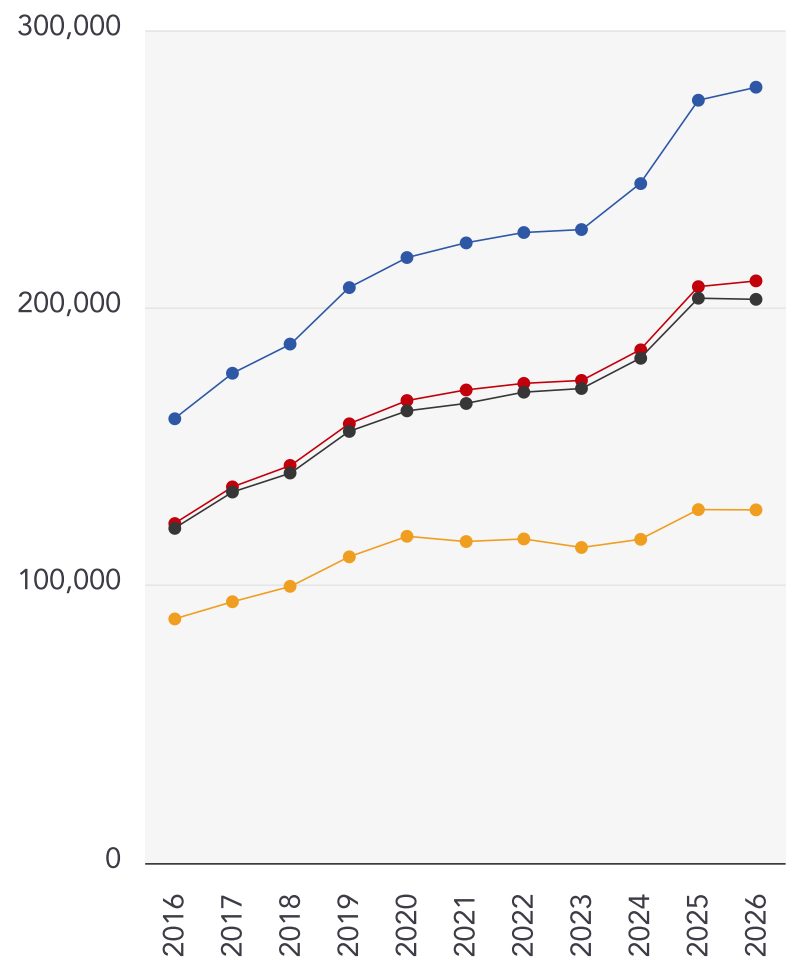
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	58 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%

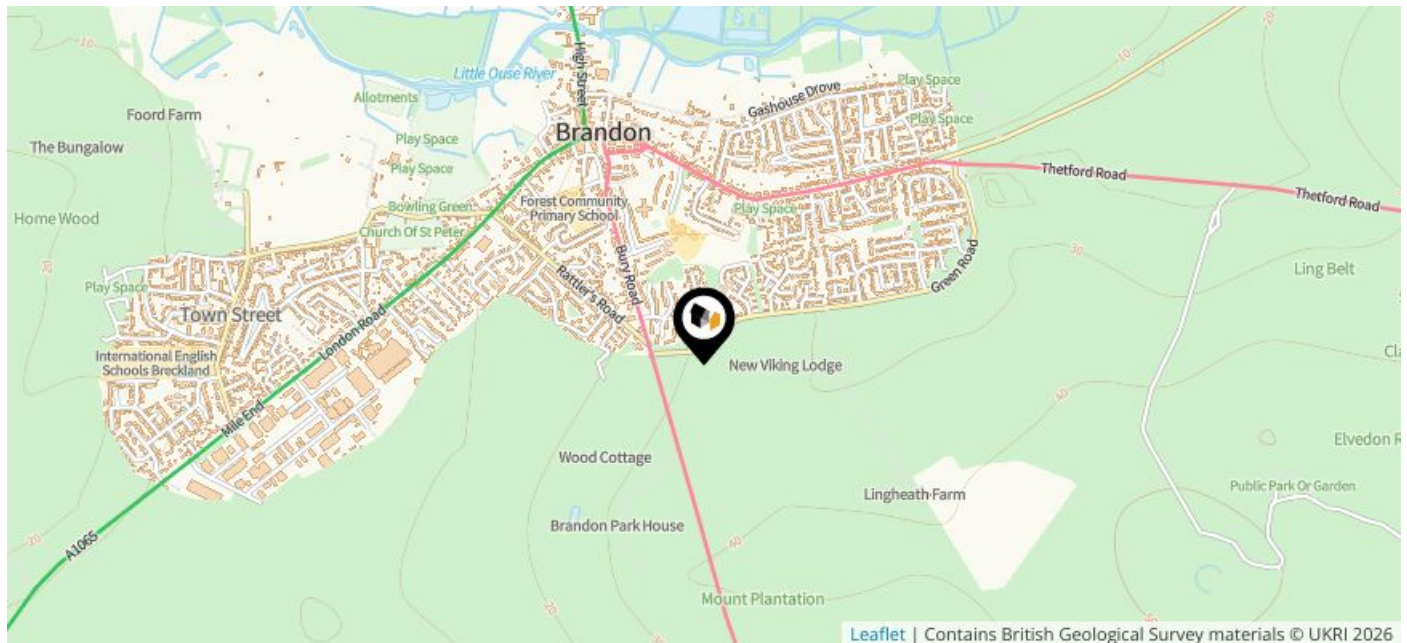
Terraced

+68.43%

Flat

+44.68%

This map displays nearby coal mine entrances and their classifications.



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.

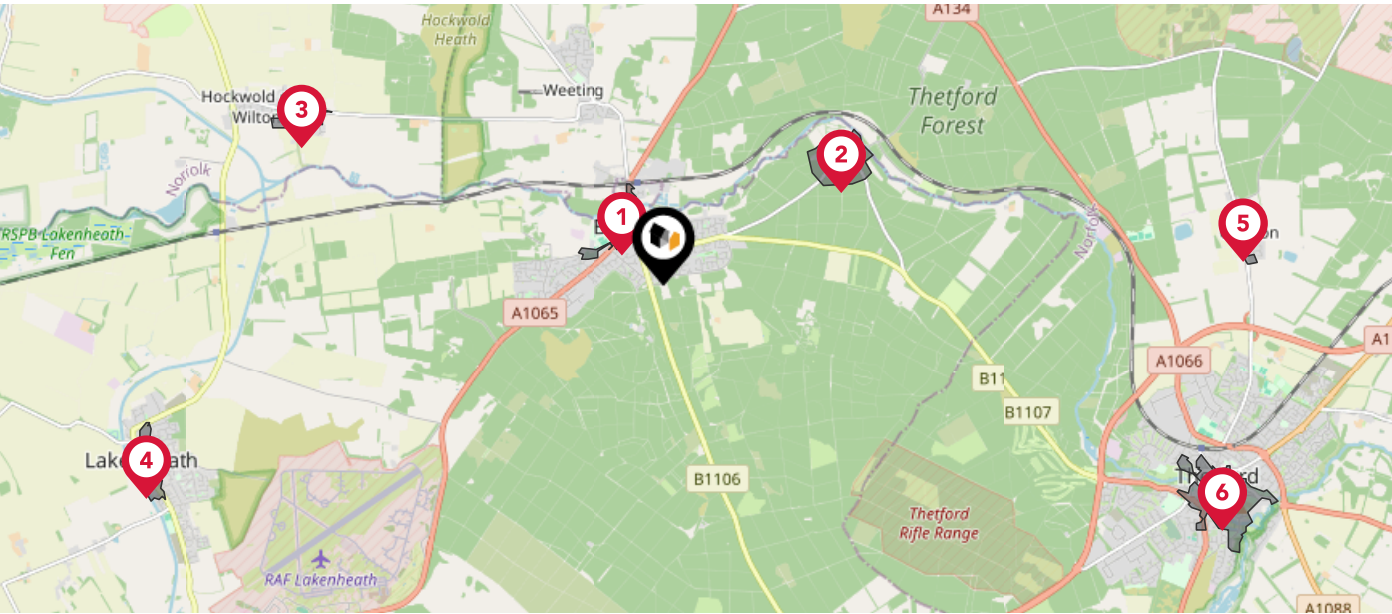
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

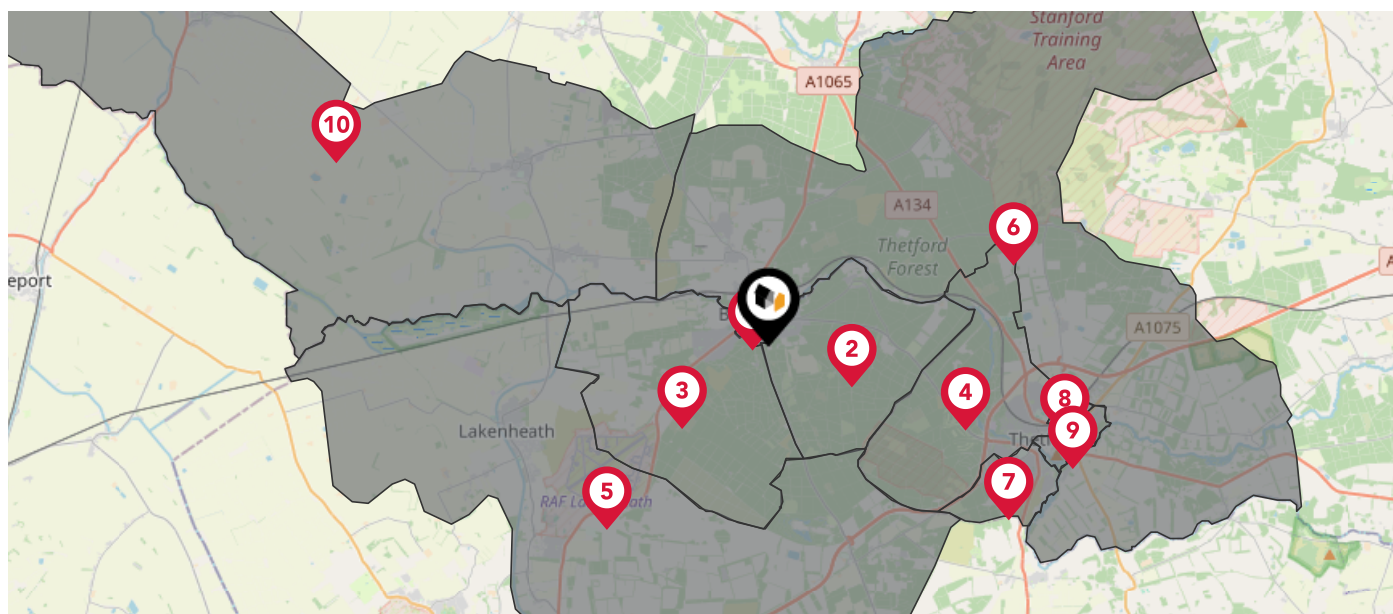


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Brandon
2	Santon Downham
3	Hockwold cum Wilton
4	Lakenheath
5	Croxton
6	Thetford

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



Brandon Central Ward



Brandon East Ward



Brandon West Ward



Thetford Priory Ward



Lakenheath Ward



Forest Ward



Thetford Burrell Ward



Thetford Boudica Ward

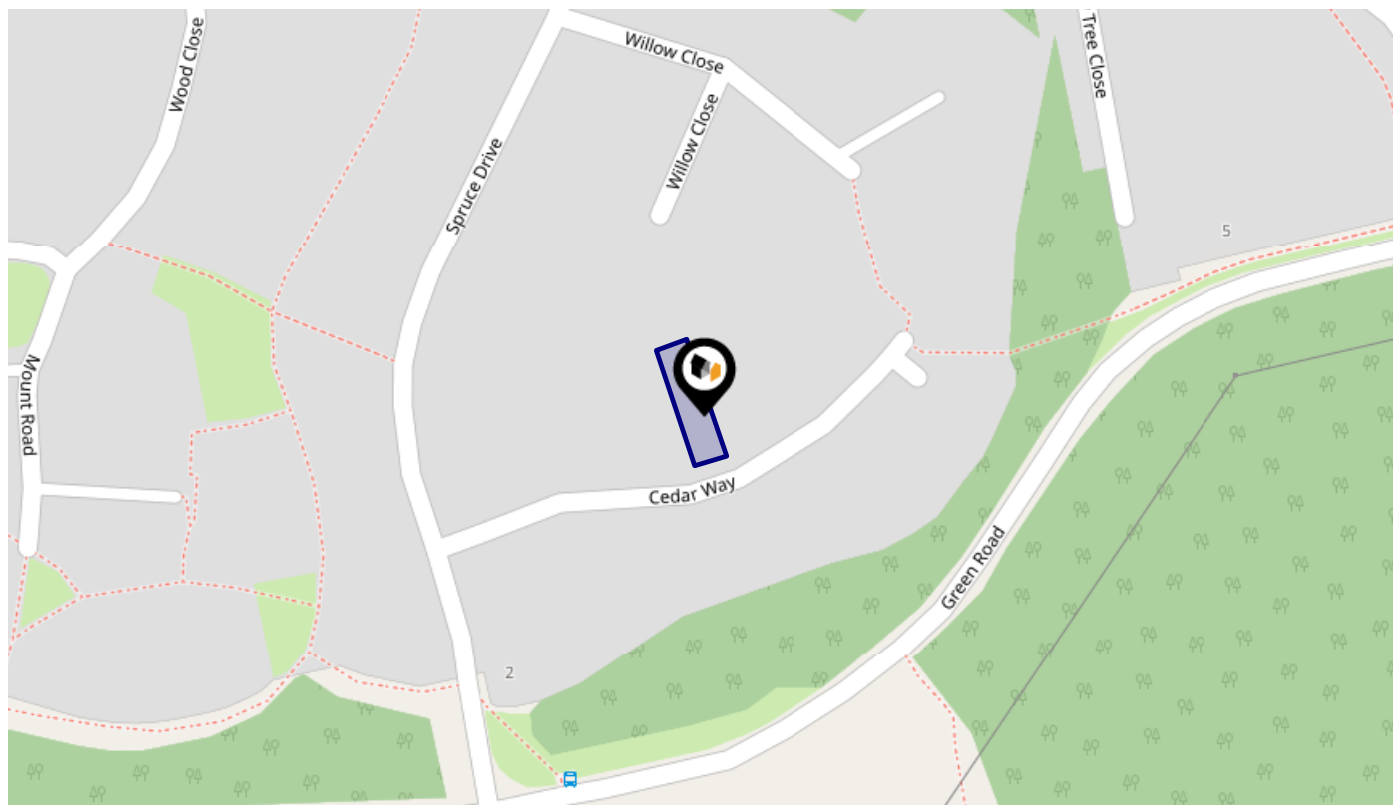


Thetford Castle Ward



Feltwell 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:

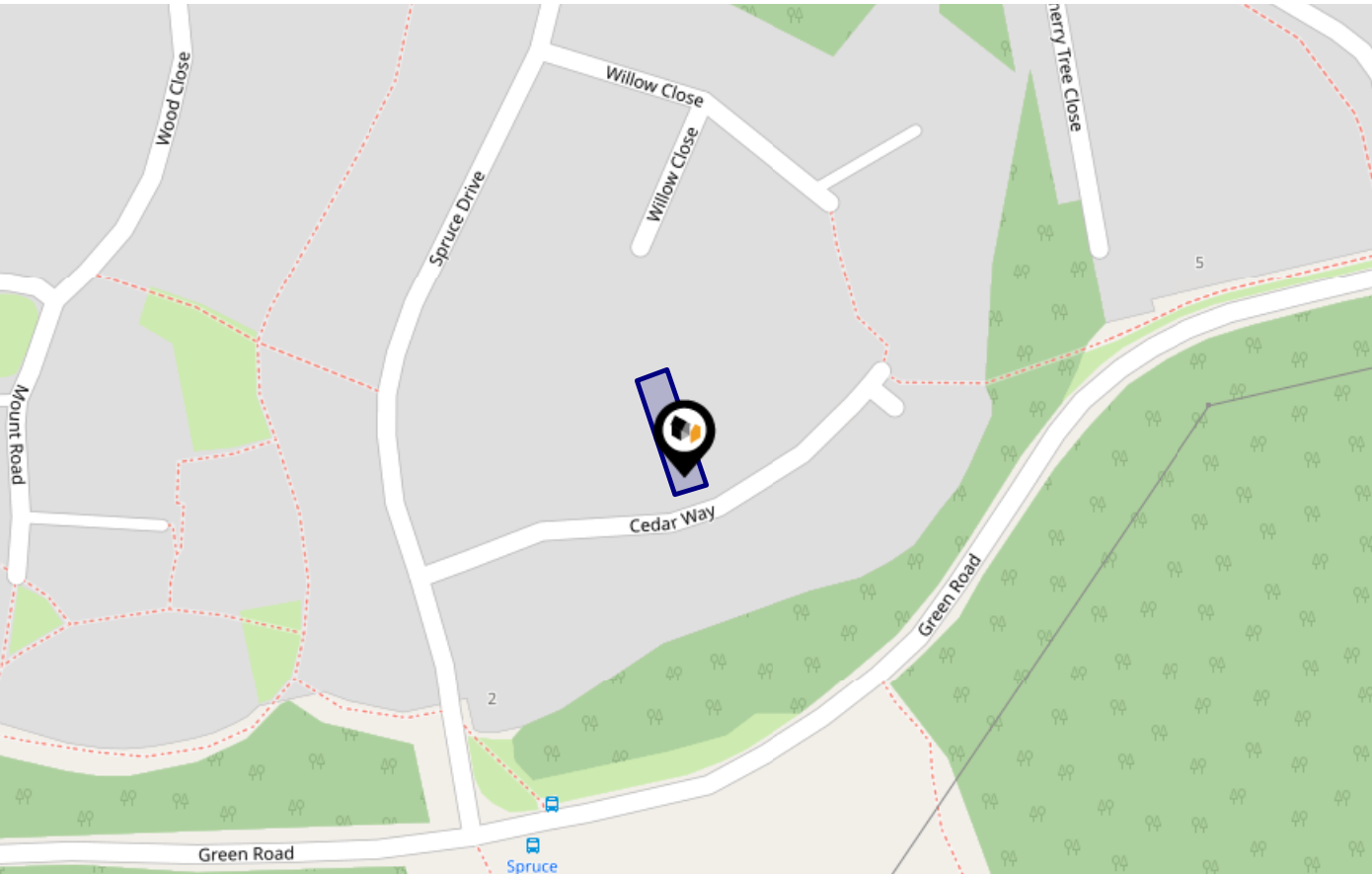
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

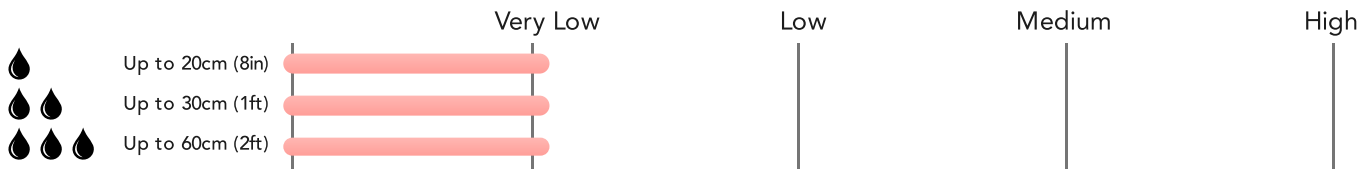


Risk Rating: Very low

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:

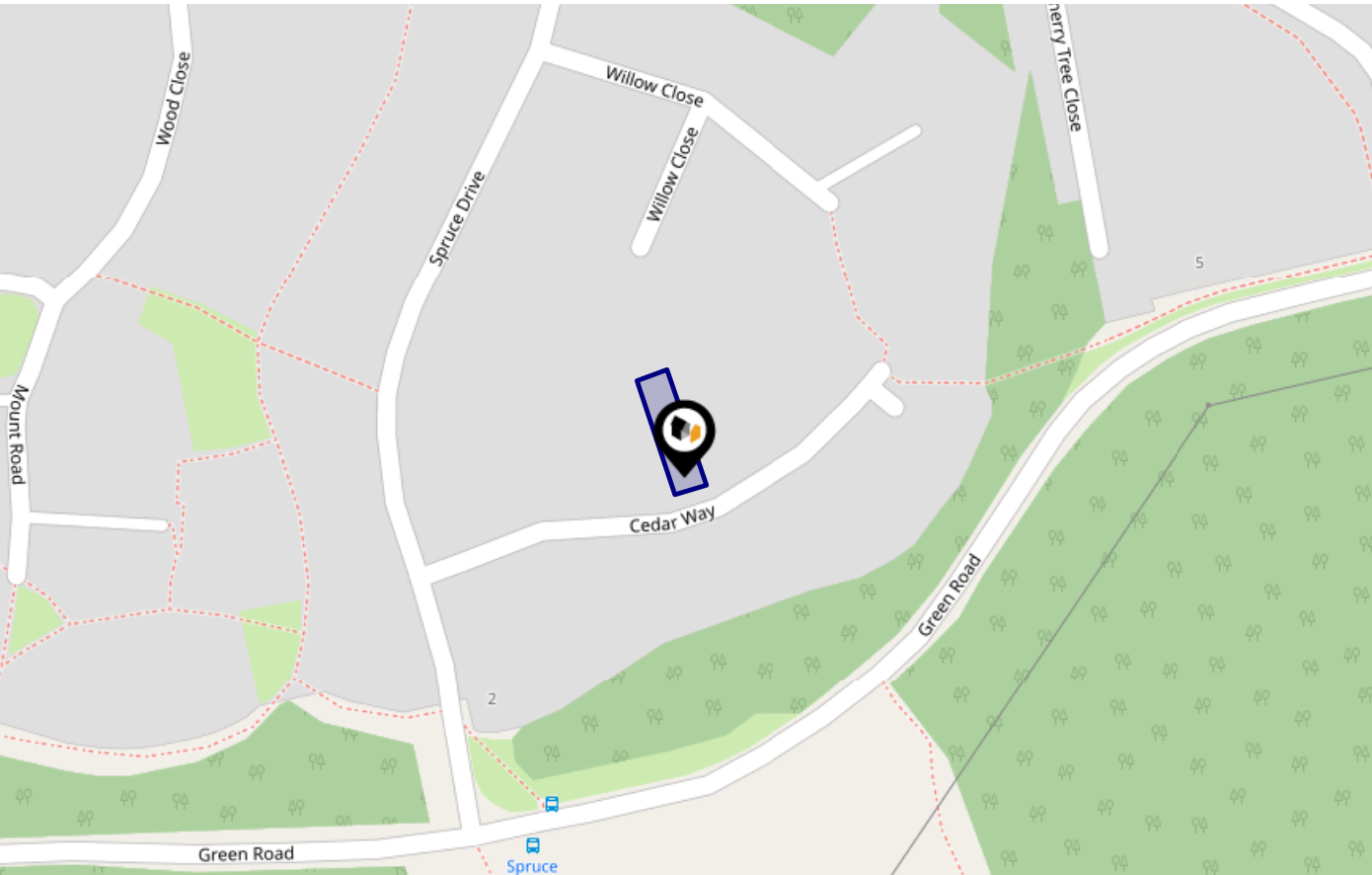


Flood Risk

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.

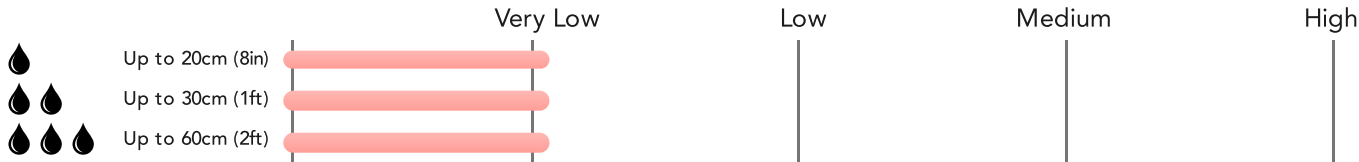


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Chance of flooding to the following depths at this property:

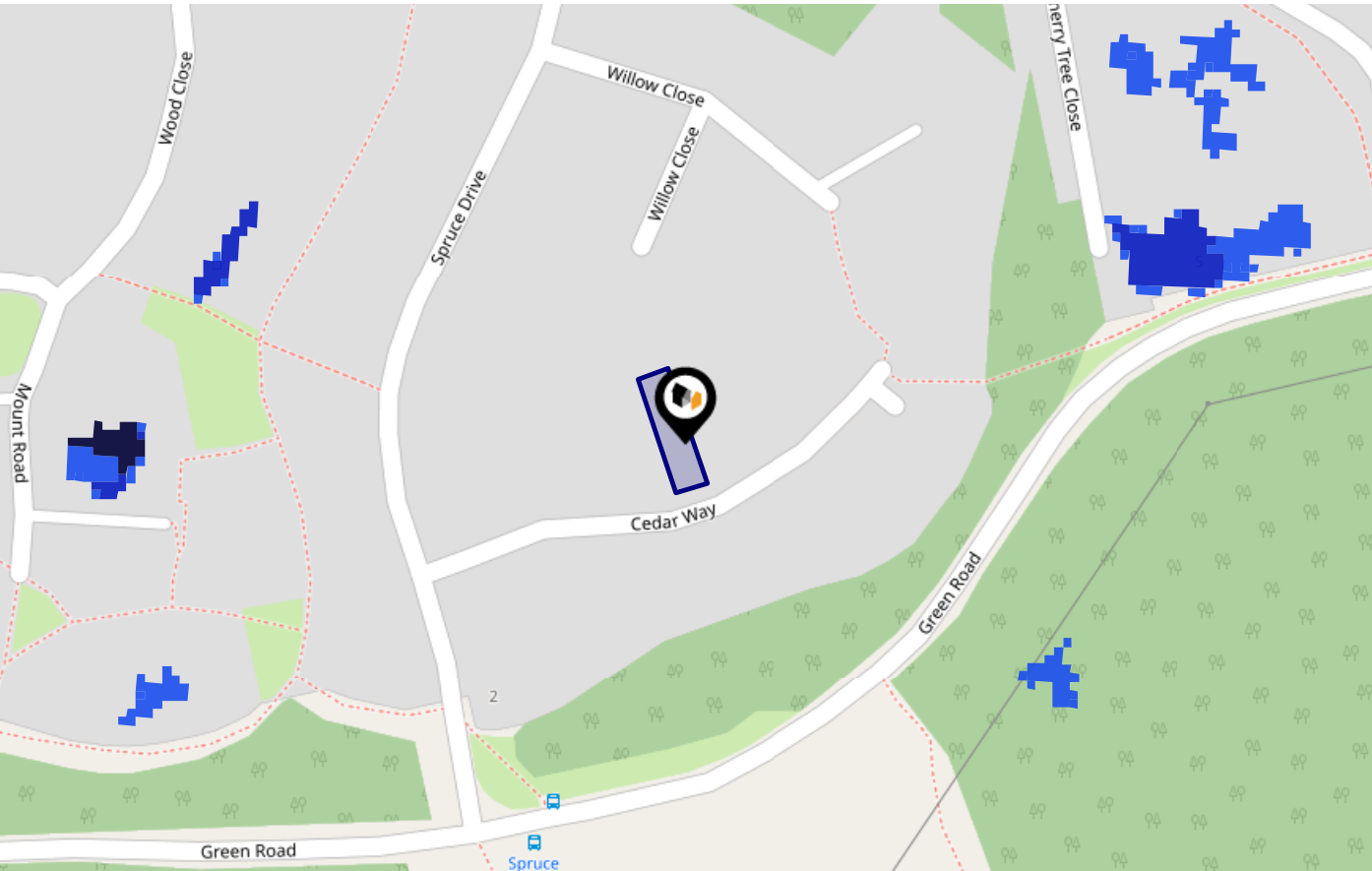


Flood Risk

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.

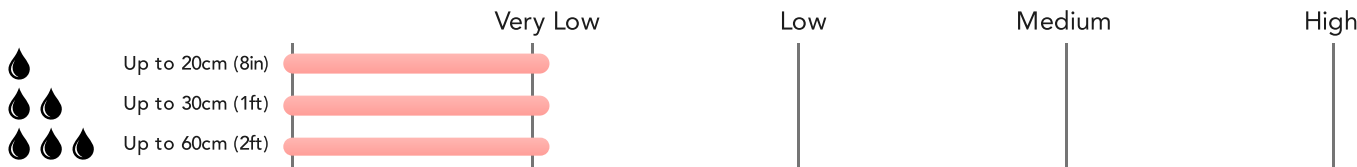


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

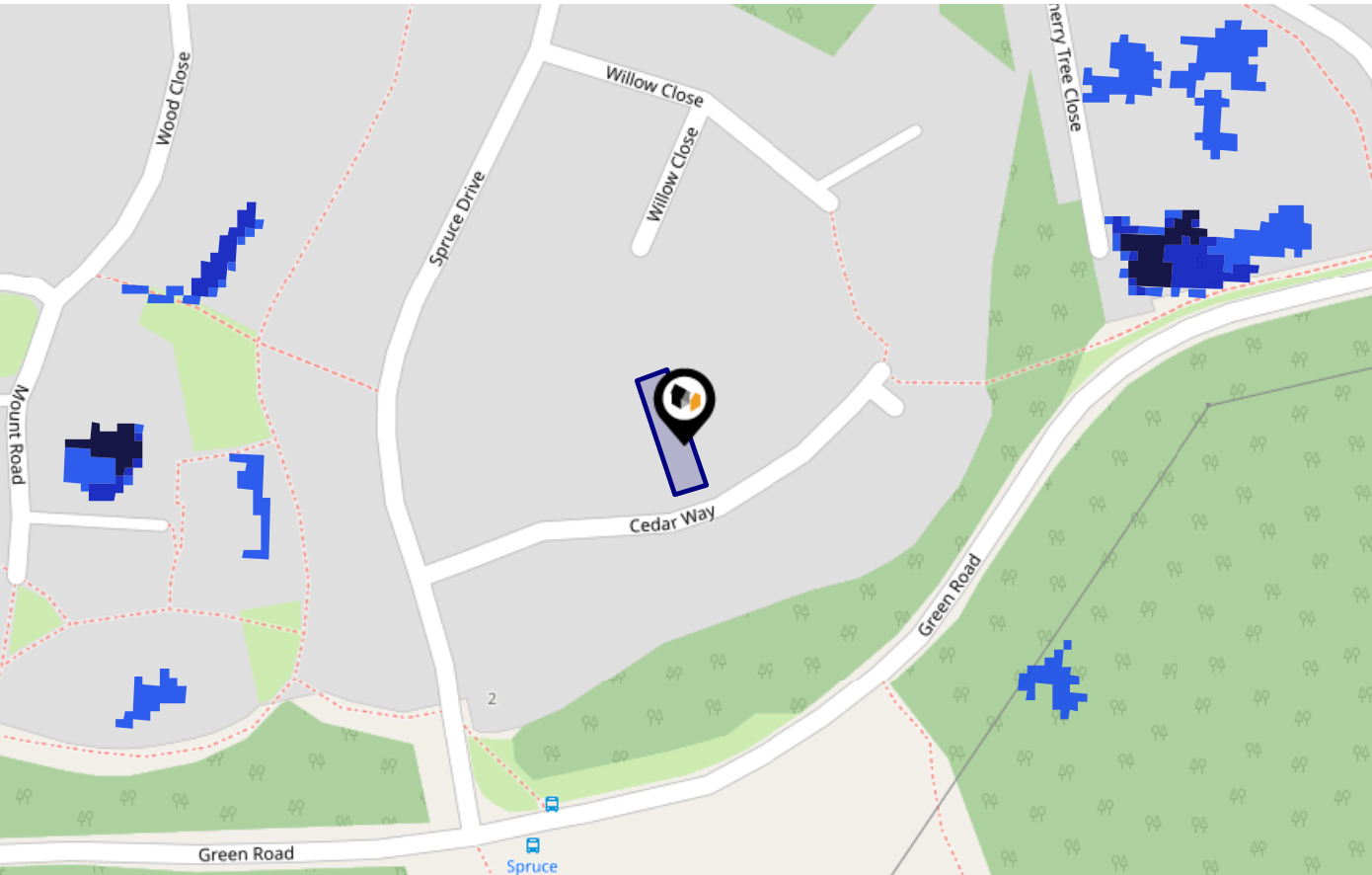


Flood Risk

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.

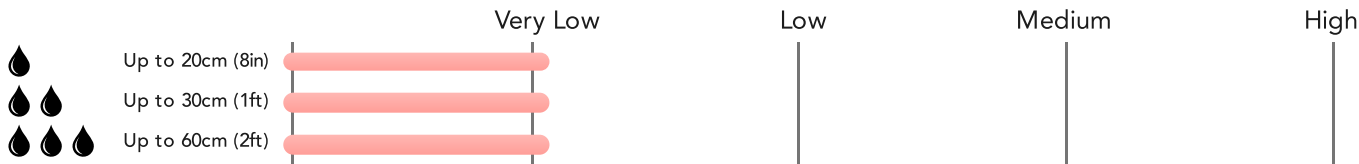


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Chance of flooding to the following depths at this property:



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

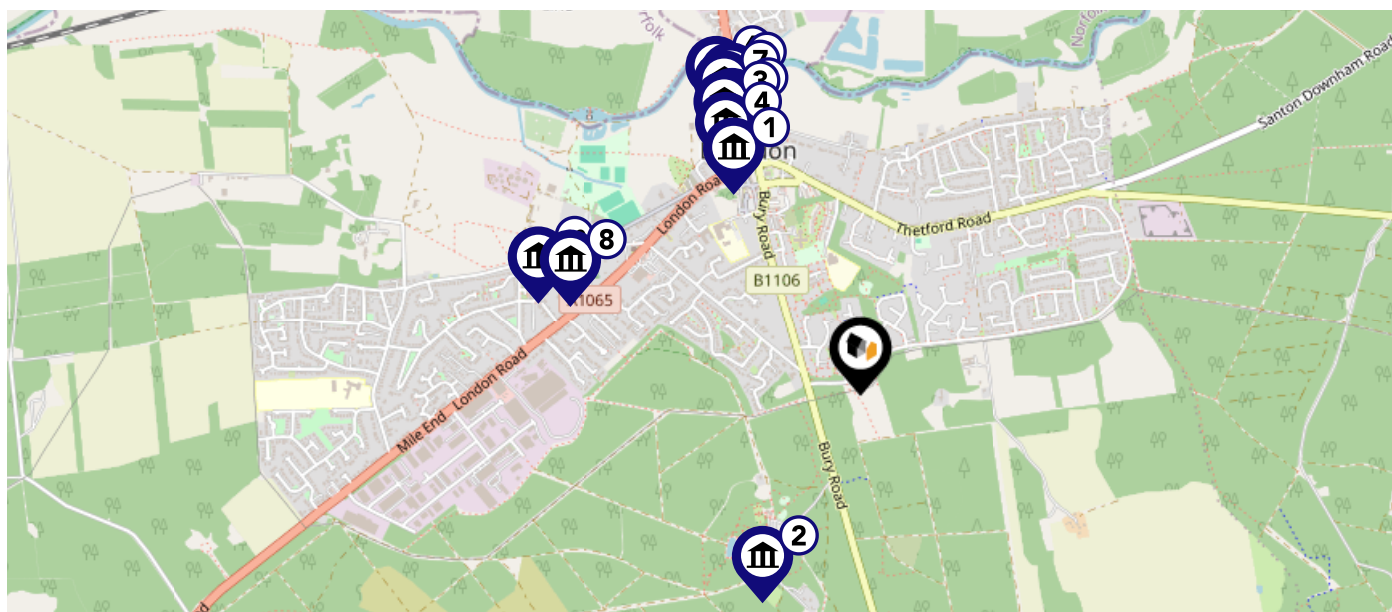
	Sandgalls-London Road, Brandon, Suffolk	Historic Landfill	
	Oaklands Drive-Brandon, Suffolk	Historic Landfill	
	Brandon Parish Pit-Brandon, Bury St Edmunds, Suffolk	Historic Landfill	
	London Road-Brandon, Suffolk	Historic Landfill	
	Ex Sandpit-Weeting Road, Thetford, Norwich, Norfolk	Historic Landfill	
	Hockwold To Weeting Road-East of Hockwold cum Wilton, Norfolk	Historic Landfill	
	Maids Cross Hill-Lakenheath, Suffolk	Historic Landfill	
	Land South East of Sewage Works-Thetford, Norfolk	Historic Landfill	
	Ex Chalk Pit-Feltwed Road, Hockwold, Norfolk	Historic Landfill	
	Thetford-Thetford, Breckland	Historic Landfill	











Maps

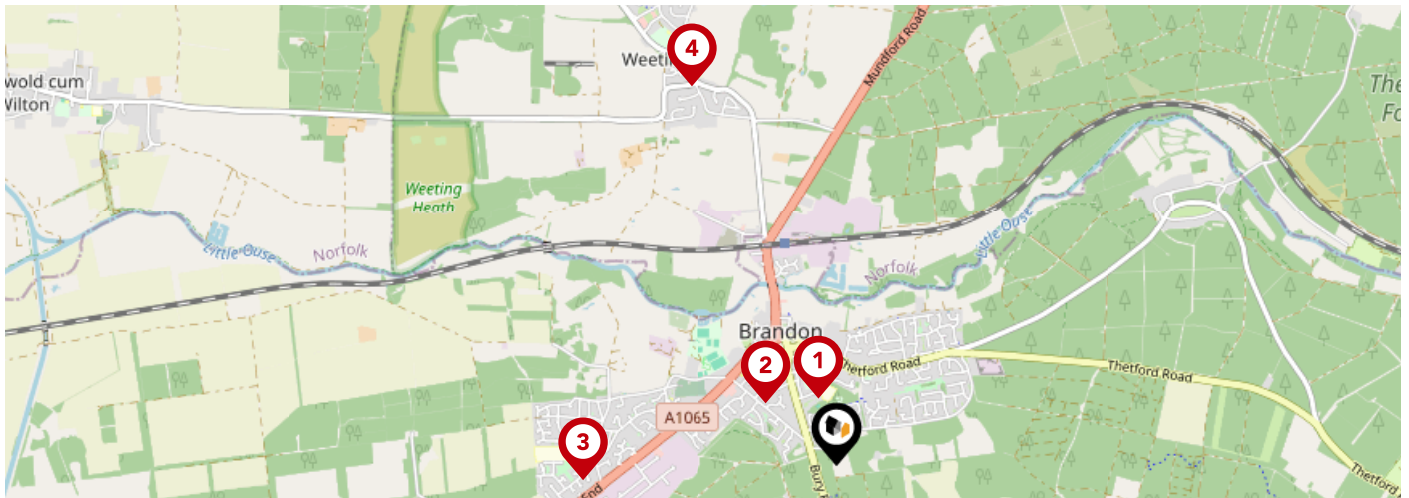
Listed Buildings



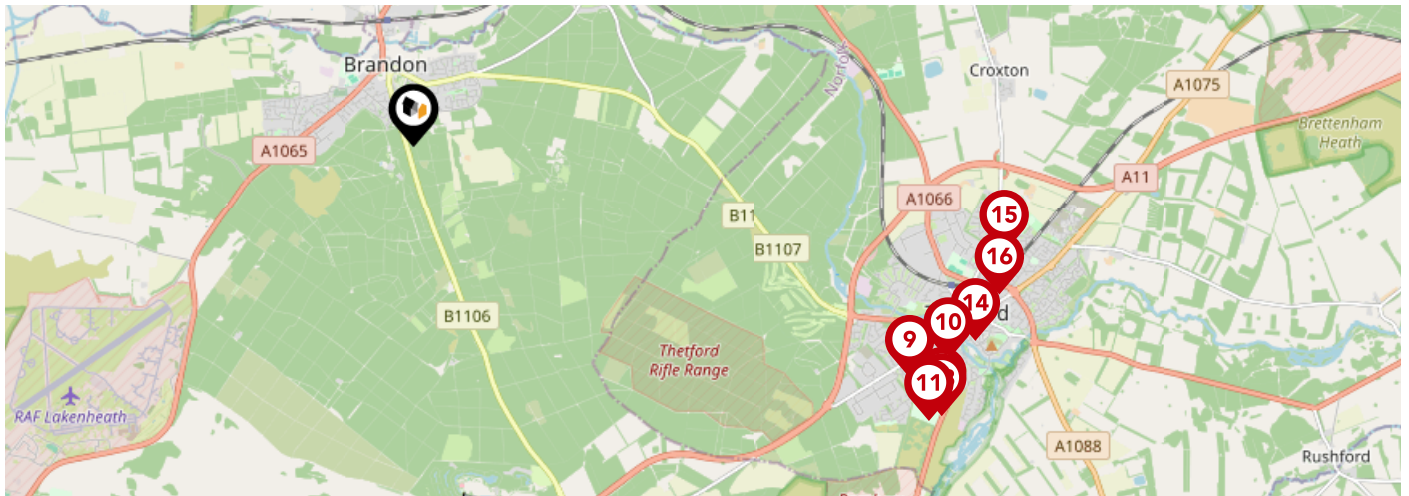
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1037593 - Brandon Bargain Centre And Rutters	Grade II	0.5 miles
 1277772 - Brandon Park House	Grade II	0.5 miles
 1037595 - Hellesdon House	Grade II	0.6 miles
 1286025 - C And C Fabrics, Saxon Furnishings, Antiques, And Brandon Motor Cycles	Grade II	0.6 miles
 1193522 - Oak House	Grade II	0.6 miles
 1193556 - Connaught House	Grade II	0.7 miles
 1037594 - Crafton House	Grade II	0.7 miles
 1452510 - Brandon War Memorial	Grade II	0.7 miles
 1351337 - The Limes	Grade II	0.7 miles
 1037592 - Church Of St Peter	Grade I	0.7 miles



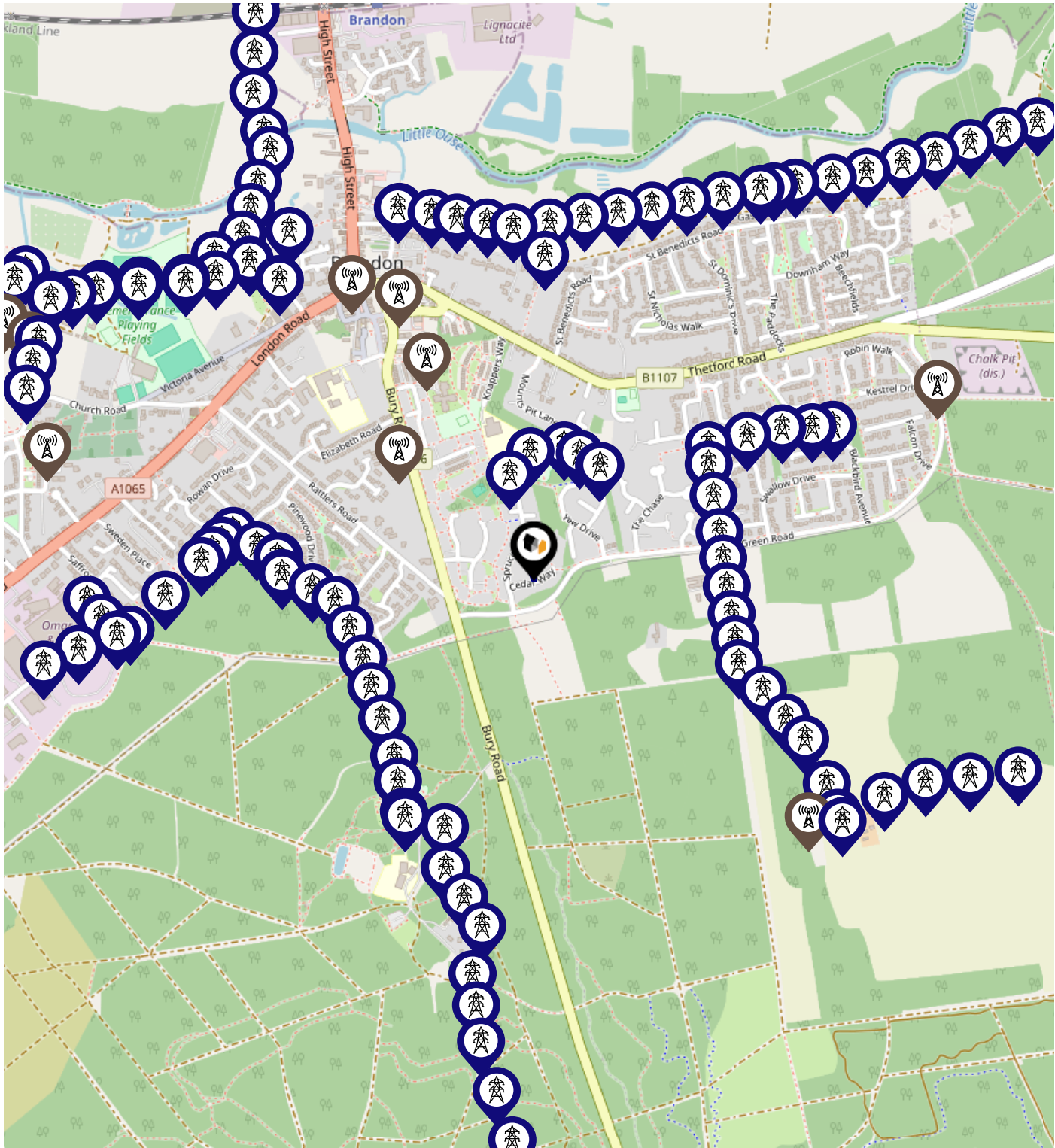
		Nursery	Primary	Secondary	College	Private
1	Glade Academy Ofsted Rating: Good Pupils: 219 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Forest Academy Ofsted Rating: Good Pupils: 424 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Breckland School Ofsted Rating: Good Pupils: 607 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Weeting Church of England Primary School Ofsted Rating: Good Pupils: 90 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Elveden Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 103 Distance:4.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Bishop's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 383 Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lakenheath Community Primary School Ofsted Rating: Good Pupils: 258 Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mundford Church of England Primary Academy Ofsted Rating: Good Pupils: 226 Distance:4.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Redcastle Family School Ofsted Rating: Good Pupils: 258 Distance:4.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance:5.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Pinetree School Ofsted Rating: Good Pupils: 34 Distance:5.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Diamond Academy Ofsted Rating: Not Rated Pupils: 164 Distance:5.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queensway Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 148 Distance:5.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Norwich Road Academy Ofsted Rating: Requires improvement Pupils: 339 Distance:5.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Thetford Academy Ofsted Rating: Good Pupils: 1305 Distance:5.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Drake Primary School Ofsted Rating: Good Pupils: 417 Distance:5.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

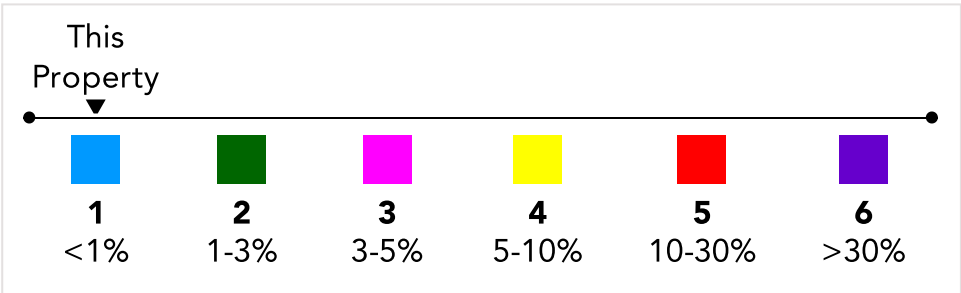
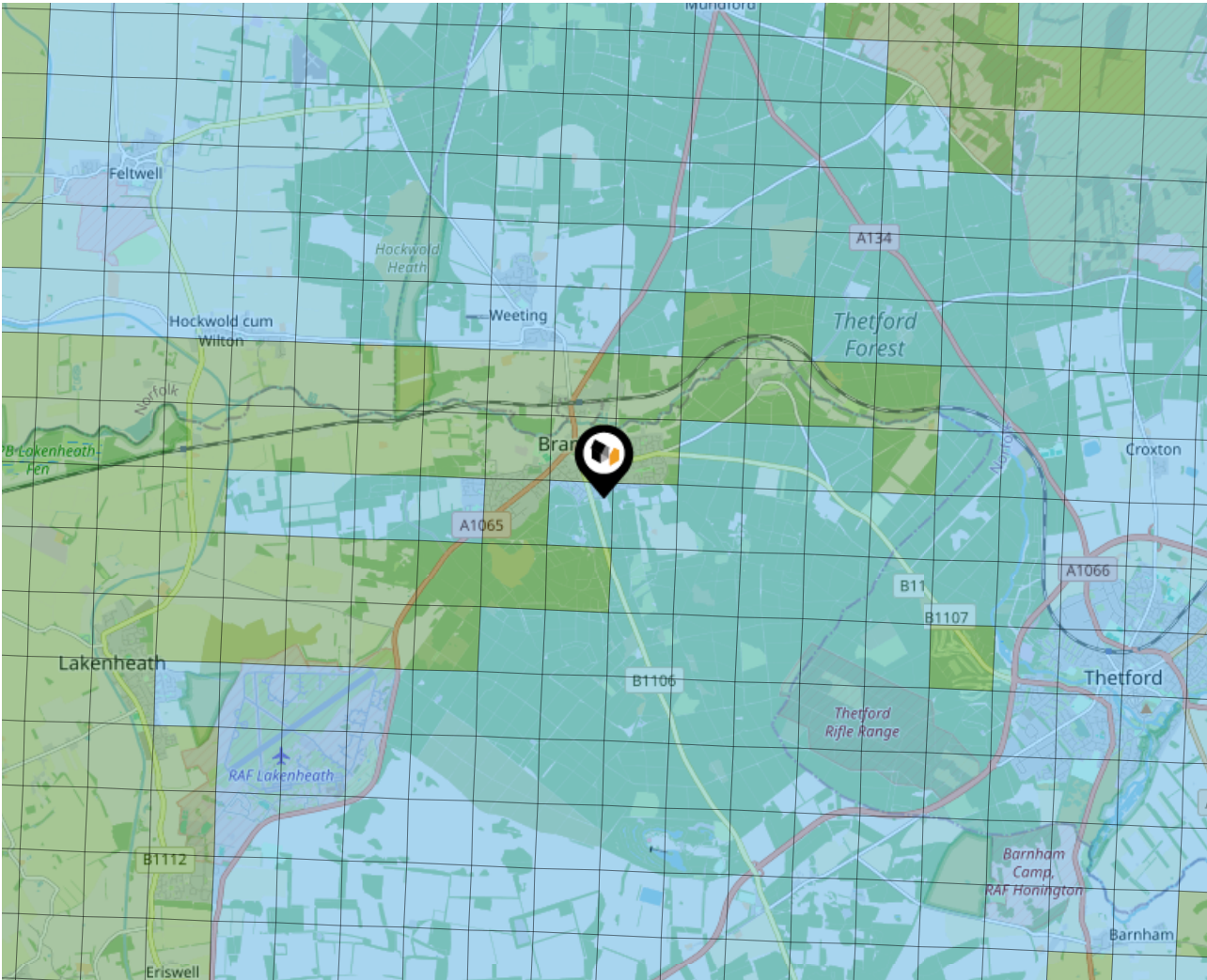


Key:

- Power Pylons
- Communication Masts

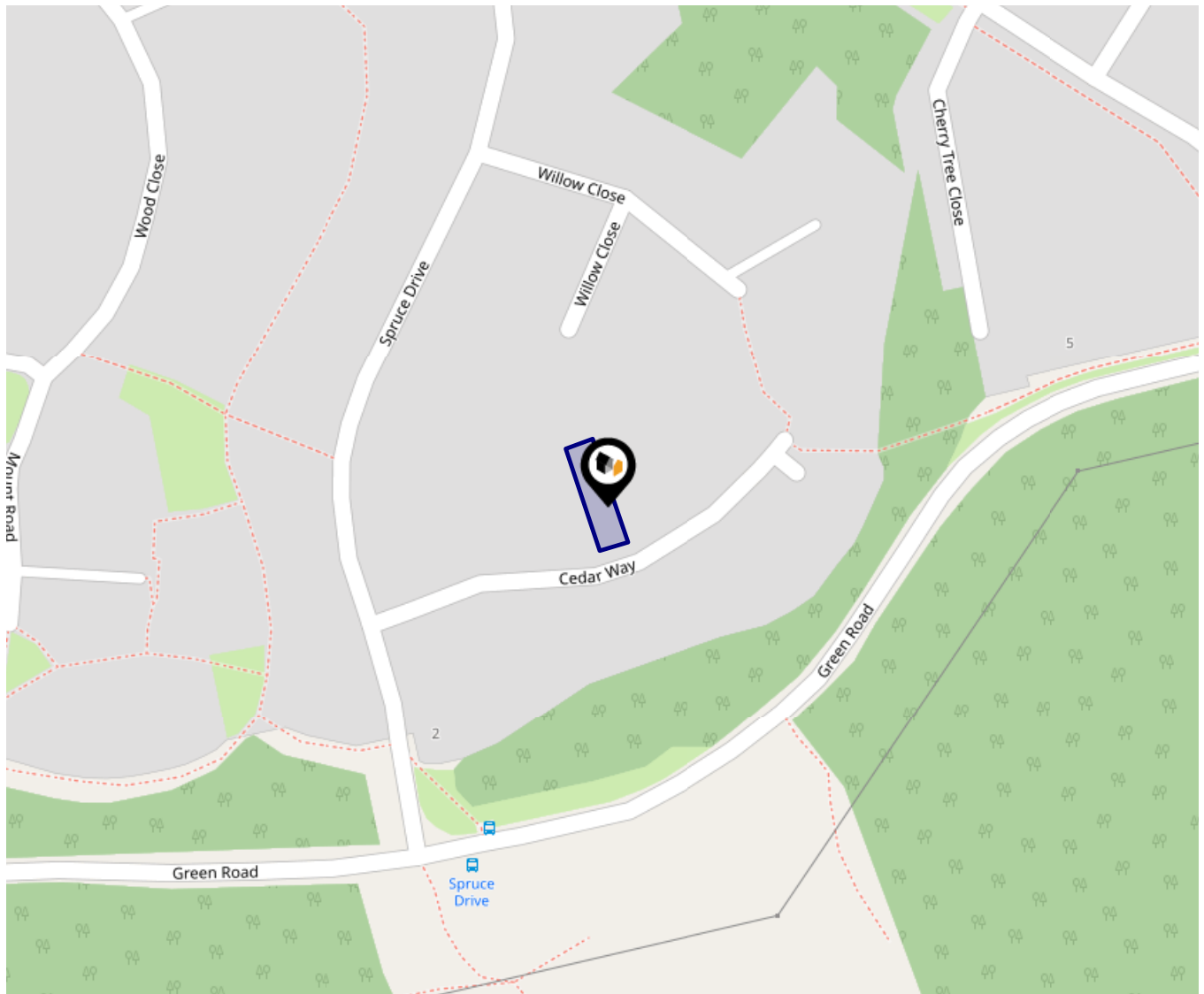
What is Radon?

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).



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.

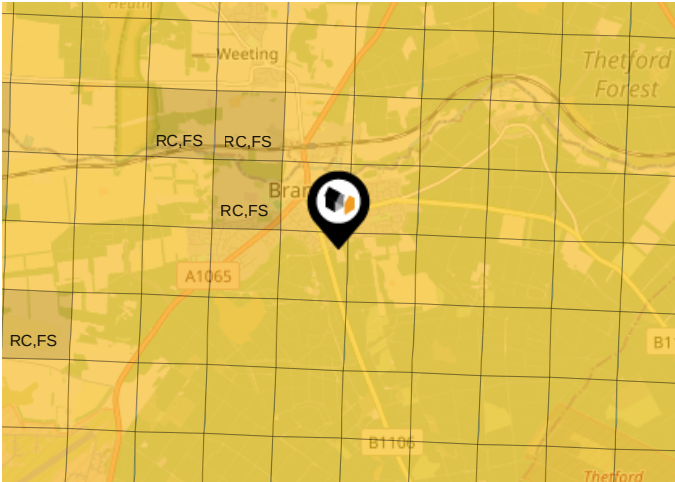
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		

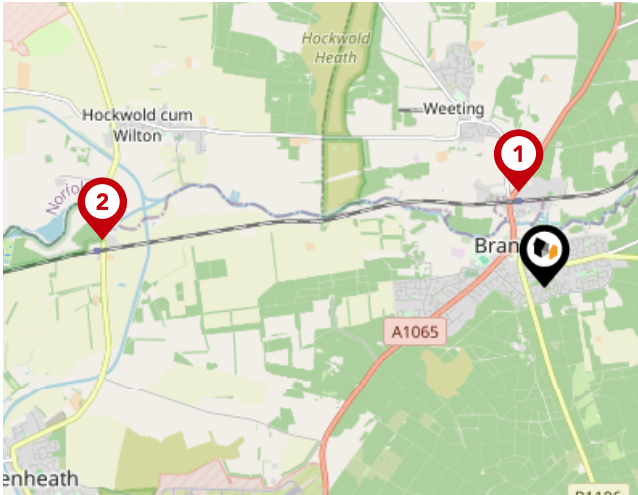


Primary Classifications (Most Common Clay Types)

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

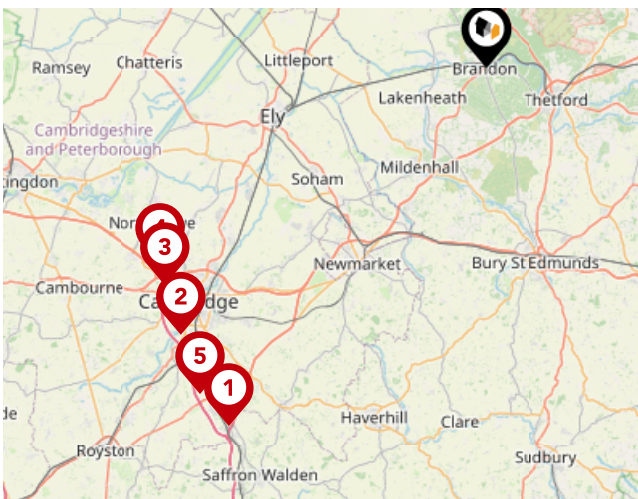
Area

Transport (National)



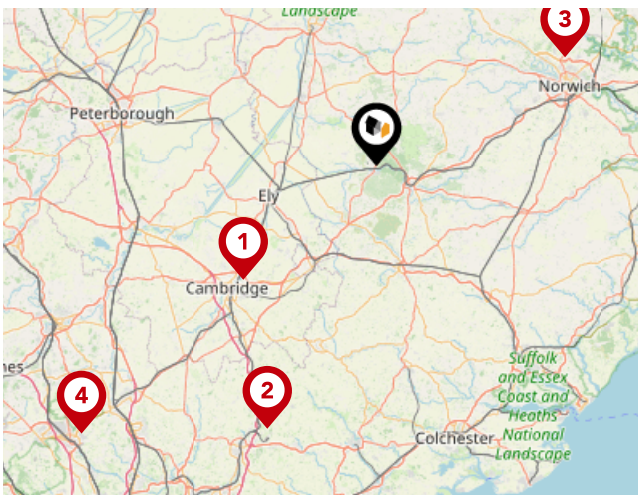
National Rail Stations

Pin	Name	Distance
	Entrance	0.9 miles
	Entrance1	4.01 miles
	Thetford Rail Station	5.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	32.16 miles
	M11 J11	29.57 miles
	M11 J13	28.22 miles
	M11 J14	27.78 miles
	M11 J10	31.56 miles

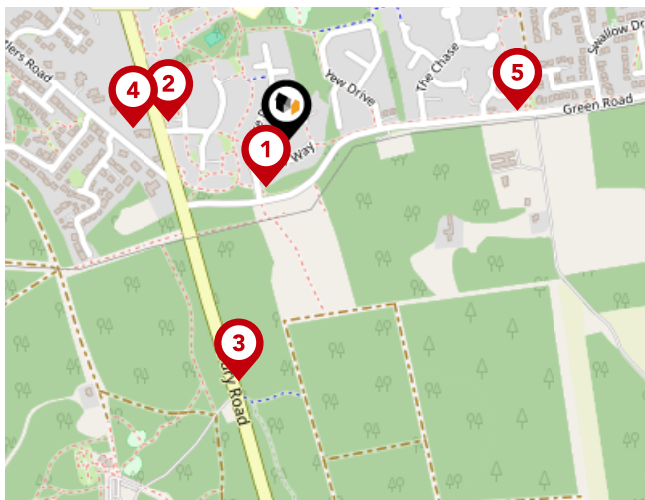


Airports/Helipads

Pin	Name	Distance
	Cambridge	25.22 miles
	Stansted Airport	41.2 miles
	Norwich International Airport	31.5 miles
	Luton Airport	57.77 miles

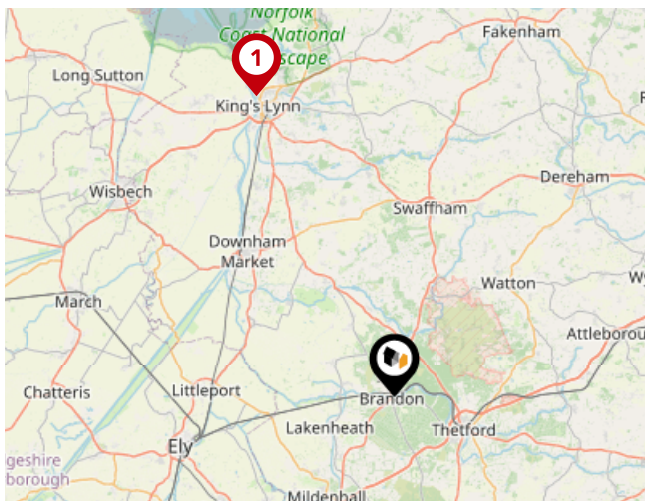
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Spruce Drive	0.06 miles
2	Lingwood Drive	0.14 miles
3	Country Park Entrance	0.27 miles
4	Walton Way	0.18 miles
5	Chestnut Close	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	King's Lynn Ferry Landing	23.9 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 Whittley 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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