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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th October 2024



**WYMONDHAM ROAD, NEW BUCKENHAM, NORWICH,
NR16**

Whittley Parish | Attleborough

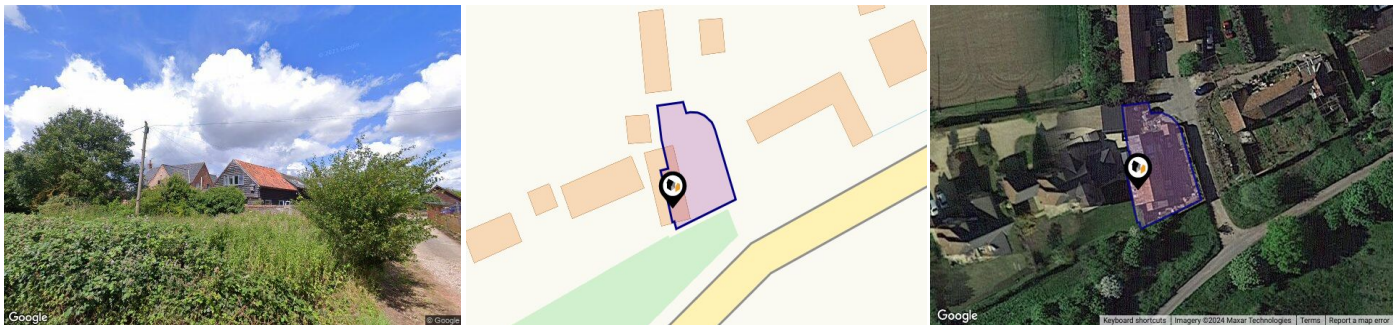
Suva House, Queens Square Attleborough NR17 2AF

01953 711839

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www.whittleyparish.com





Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,786 ft ² / 166 m ² | | |
| Plot Area: | 0.09 acres | | |
| Year Built : | Before 1900 | | |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,713 | | |
| Title Number: | NK227295 | | |

Local Area

| | |
|---------------------------|---------------|
| Local Authority: | Norfolk |
| Conservation Area: | New Buckenham |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | Very Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|------------------|
| 15 mb/s | 35 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Wymondham Road, New Buckenham, Norwich, NR16*

| Reference - 3PL/2021/1158/HOU | |
|-------------------------------|--|
| Decision: | Permission Conditions/Reasons |
| Date: | 09th August 2021 |
| Description: | Retrospective planning permission for the replacement of windows and doors |

| Reference - 3PL/2021/0726/LU | |
|------------------------------|---|
| Decision: | Refusal Conditions/Reasons |
| Date: | 13th May 2021 |
| Description: | Replacement of all windows and doors not up to current regulations new units will be made of UPVC (Certificate of Lawfulness) |

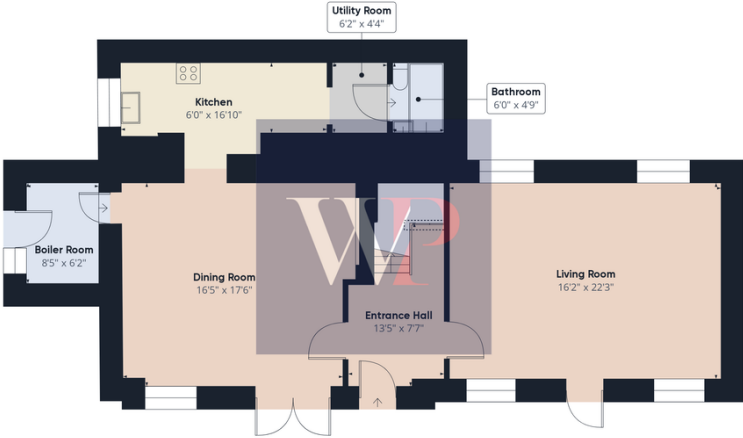








**WYMONDHAM ROAD, NEW BUCKENHAM, NORWICH,
 NR16**



Floor 0



Floor 1



Approximate total area⁽¹⁾
 1733.29 ft²
Reduced headroom
 1916.94 ft²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
 Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

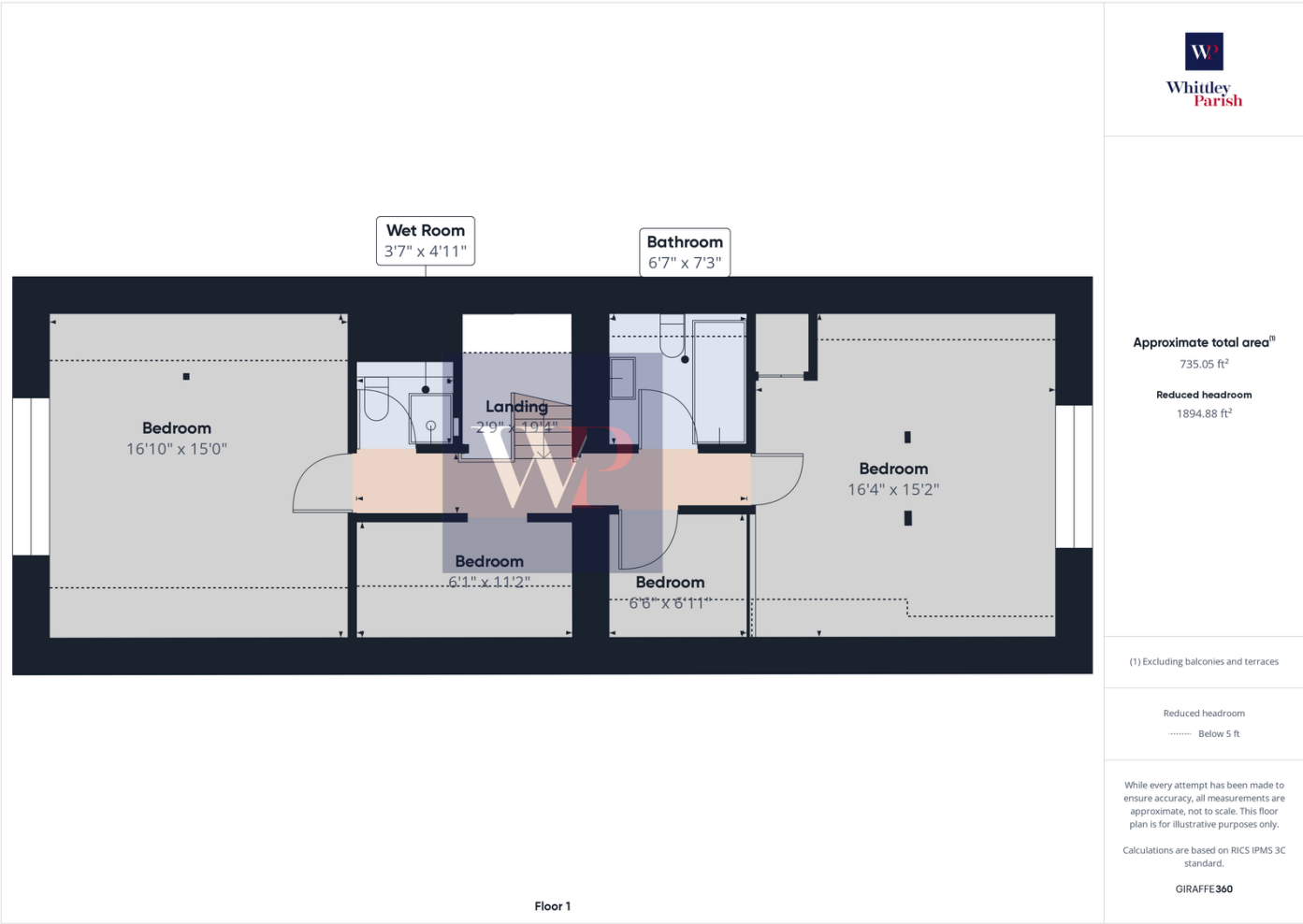


WYMONDHAM ROAD, NEW BUCKENHAM, NORWICH,
NR16





**WYMONDHAM ROAD, NEW BUCKENHAM, NORWICH,
 NR16**





Wymondham Road, New Buckenham, NR16

Energy rating

D

Valid until 16.02.2032

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | 93 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

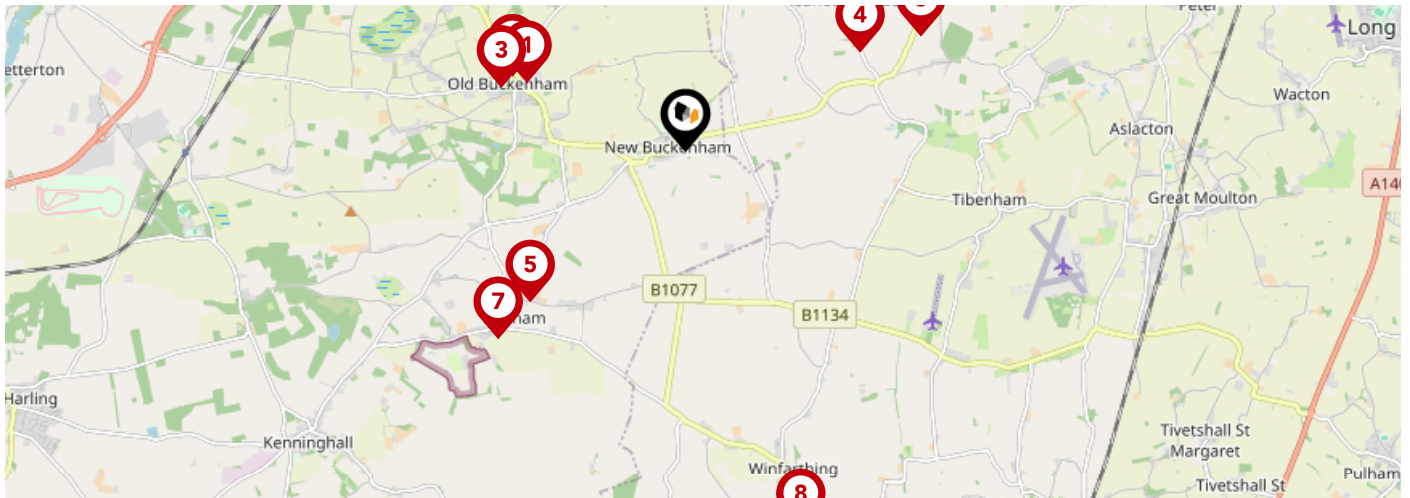
EPC - Additional Data



Additional EPC Data

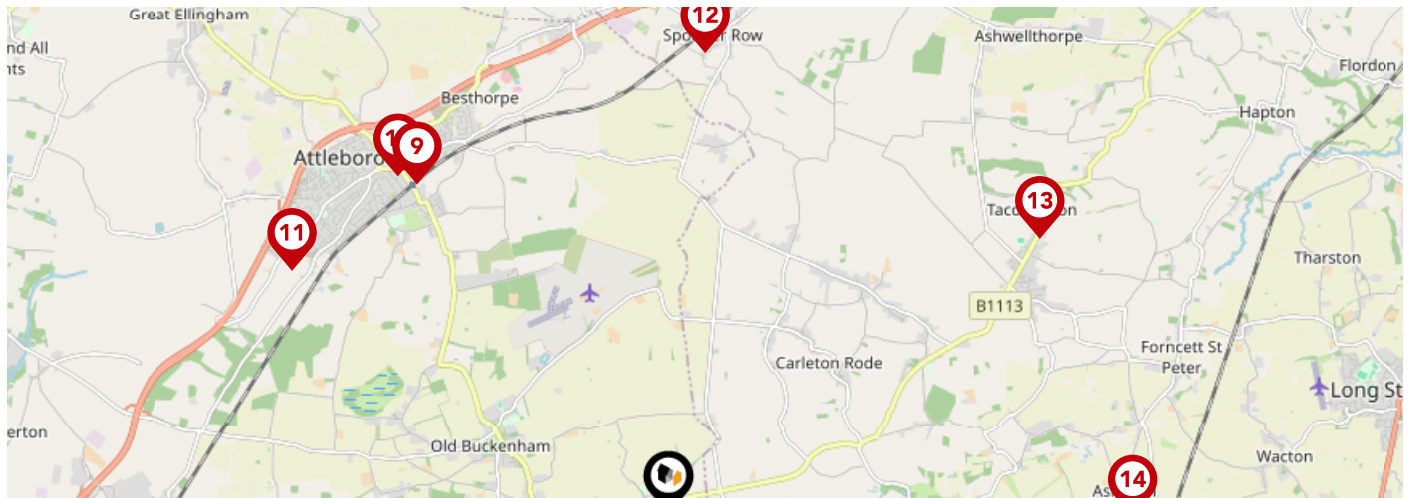
| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Rental |
| Energy Tariff: | Single |
| Main Fuel: | Oil (not community) |
| Main Gas: | No |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, with internal insulation |
| Walls Energy: | Very Good |
| Roof: | Roof room(s), insulated |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, oil |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in 13% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 166 m ² |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:1.56 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:1.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:1.76 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:1.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:1.95 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:2.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:2.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:3.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

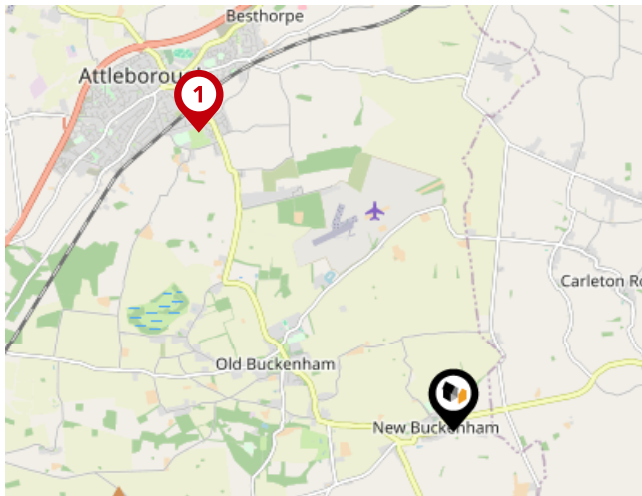
Area Schools



| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Attleborough Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:3.74</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Attleborough Academy Ofsted Rating: Good Pupils: 932 Distance:3.92</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:4.04</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Spooner Row Primary School Ofsted Rating: Good Pupils: 103 Distance:4.18</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Tacolneston Church of England Primary Academy Ofsted Rating: Good Pupils: 90 Distance:4.18</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:4.19</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:4.47</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:4.47</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

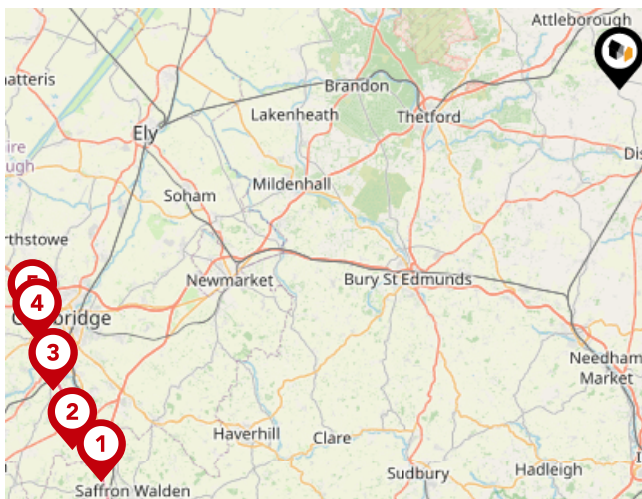
Area

Transport (National)



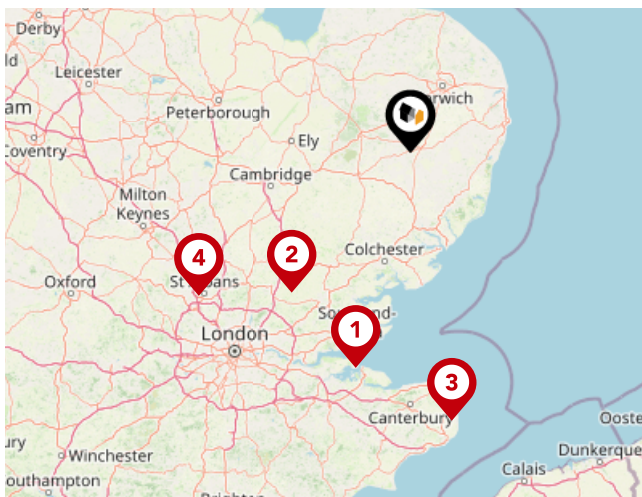
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------------------|------------|
| 1 | Attleborough Rail Station | 3.56 miles |
| 2 | Wymondham Abbey (Mid Norfolk Railway) | 6.64 miles |
| 3 | Eccles Road Rail Station | 4.5 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M11 J9 | 47.23 miles |
| 2 | M11 J10 | 47.51 miles |
| 3 | M11 J11 | 46.58 miles |
| 4 | M11 J13 | 45.98 miles |
| 5 | M11 J14 | 45.8 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Southend-on-Sea | 64.68 miles |
| 2 | Stansted Airport | 53.26 miles |
| 3 | Manston | 78.98 miles |
| 4 | Luton Airport | 74.12 miles |

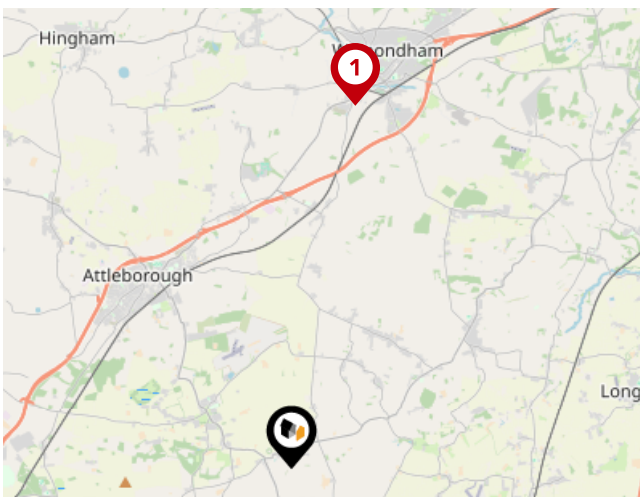
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Green | 0.27 miles |
| 2 | Country Park | 1.19 miles |
| 3 | St Andrews Close | 1.48 miles |
| 4 | High School | 1.6 miles |
| 5 | Green | 1.66 miles |



Local Connections

| Pin | Name | Distance |
|-----|---------------------------------------|------------|
| 1 | Wymondham Abbey (Mid Norfolk Railway) | 6.66 miles |



Ferry Terminals

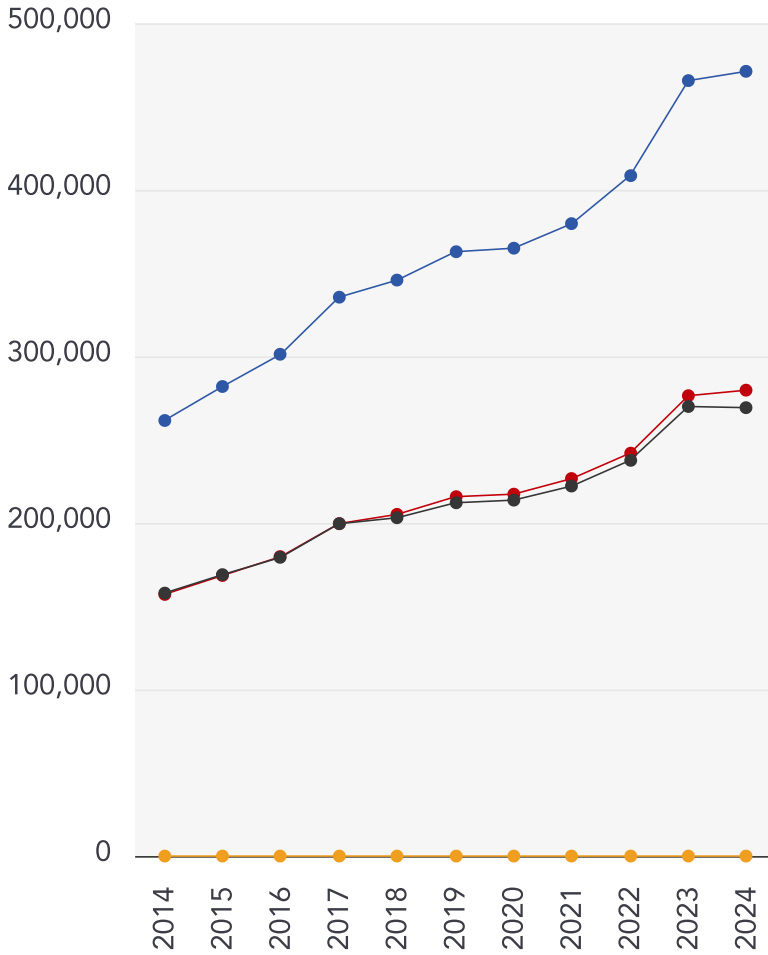
| Pin | Name | Distance |
|-----|---------------------|-------------|
| 1 | Reedham Ferry North | 20.73 miles |

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%



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.



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Whittleby Parish | Attleborough

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