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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
Friday 26th June 2026



**GROVE ROAD, BANHAM, NORWICH, NR16**

## Whittle Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleparish.com

www.whittleparish.com





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	2,088 ft <sup>2</sup> / 194 m <sup>2</sup>		
<b>Plot Area:</b>	3.01 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,987		
<b>Title Number:</b>	NK461489		

## Local Area

<b>Local Authority:</b>	Norfolk	<b>Estimated Broadband Speeds</b>	
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)	
<b>Flood Risk:</b>		<b>12</b>	<b>1800</b>
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

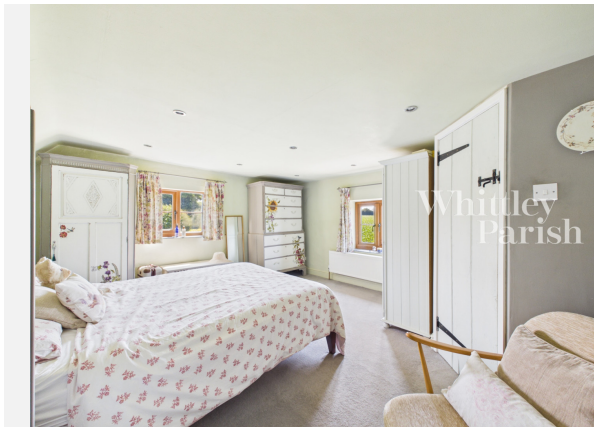


Planning records for: *Grove Road, Banham, Norwich, NR16*

<b>Reference - 3PL/2015/1231/F</b>
<b>Decision:</b> Permission
<b>Date:</b> 18th October 2015
<b>Description:</b> Removal of conditions 5,6 & 8 on 3PL/2015/0249/F in respect of highway comments
<b>Reference - 3OB/2015/0004/OB</b>
<b>Decision:</b> Permission
<b>Date:</b> 12th June 2015
<b>Description:</b> Removal of S106 agreement on PP 3PL/1999/1361/CU to allow use as a separate dwelling
<b>Reference - 3PL/2015/0249/F</b>
<b>Decision:</b> Permission
<b>Date:</b> 26th February 2015
<b>Description:</b> Variation of condition 2, and 6 of 3PL/2002/1822/F to allow use of holiday accommodation as residential dwellings











# GROVE ROAD, BANHAM, NORWICH, NR16





**GROVE ROAD, BANHAM, NORWICH, NR16**



Approximate total area<sup>①</sup>  
 1066 ft<sup>2</sup>  
 Reduced headroom  
 2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft

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

GIRAFFE360



## GROVE ROAD, BANHAM, NORWICH, NR16





GROVE ROAD, BANHAM, NR16

Energy rating

# E

Valid until 01.10.2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40   E	47   E
21-38	F		
1-20	G		



### Additional EPC Data

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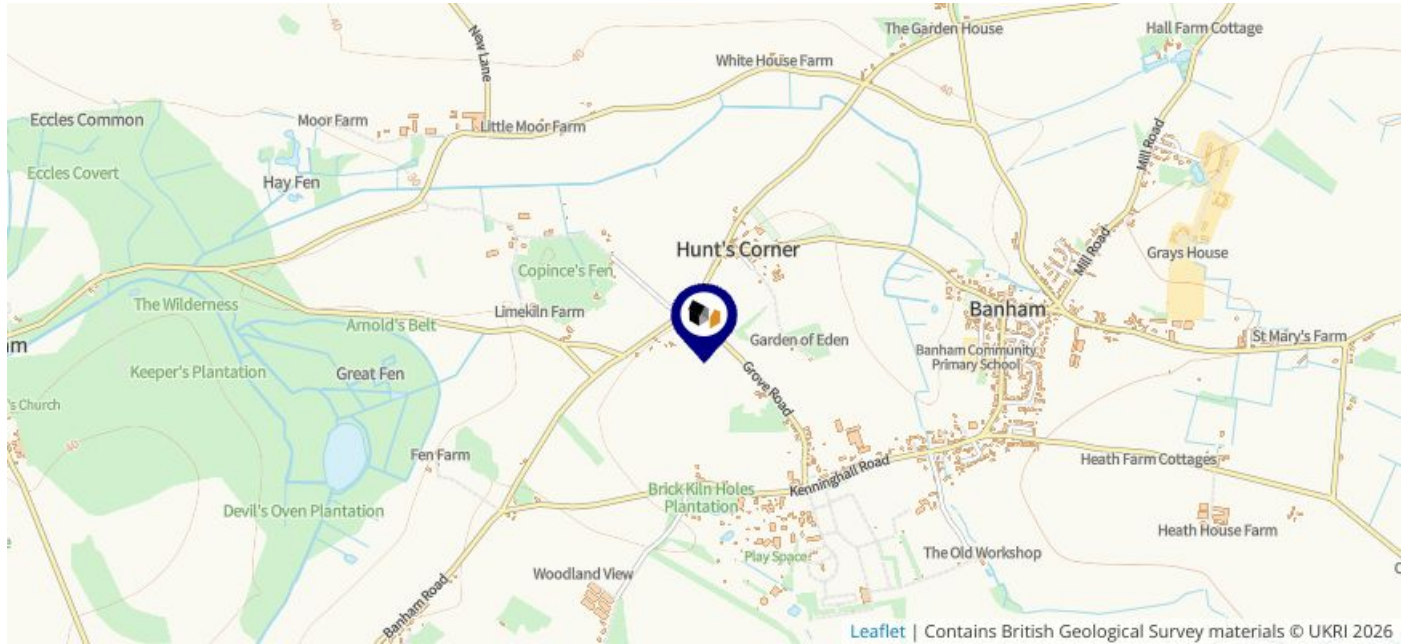
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Timber frame, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	No low energy lighting
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	194 m <sup>2</sup>

# Maps

## Coal Mining



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.

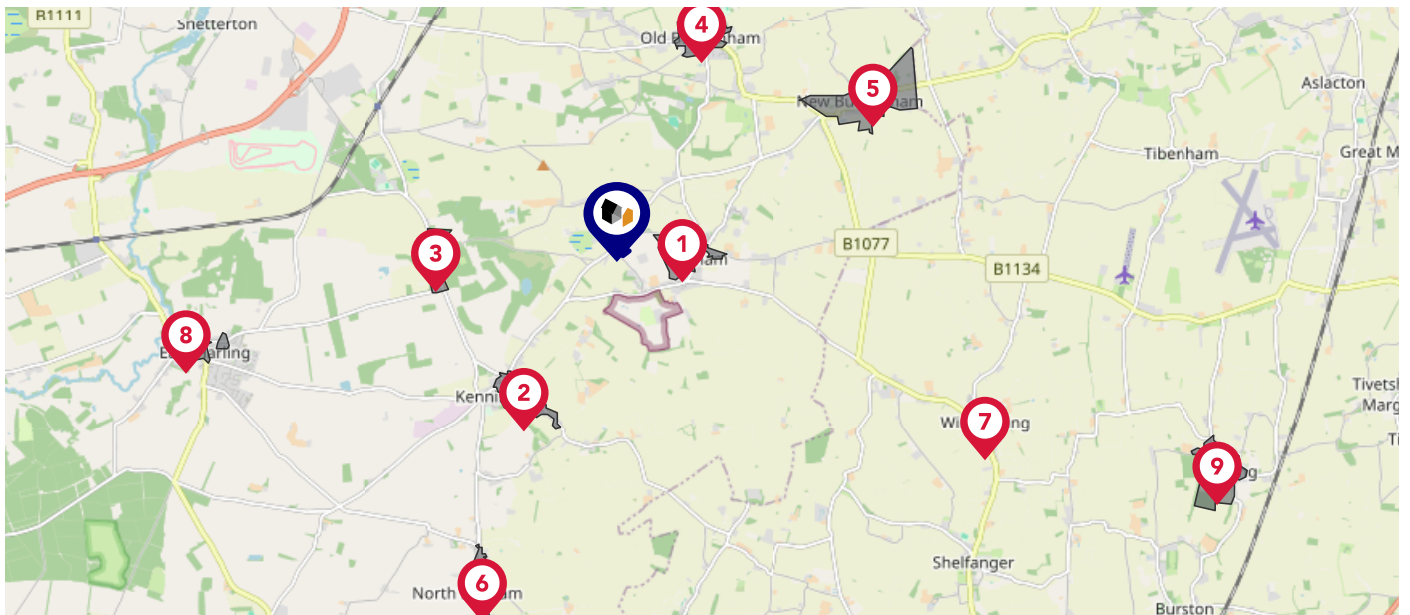
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

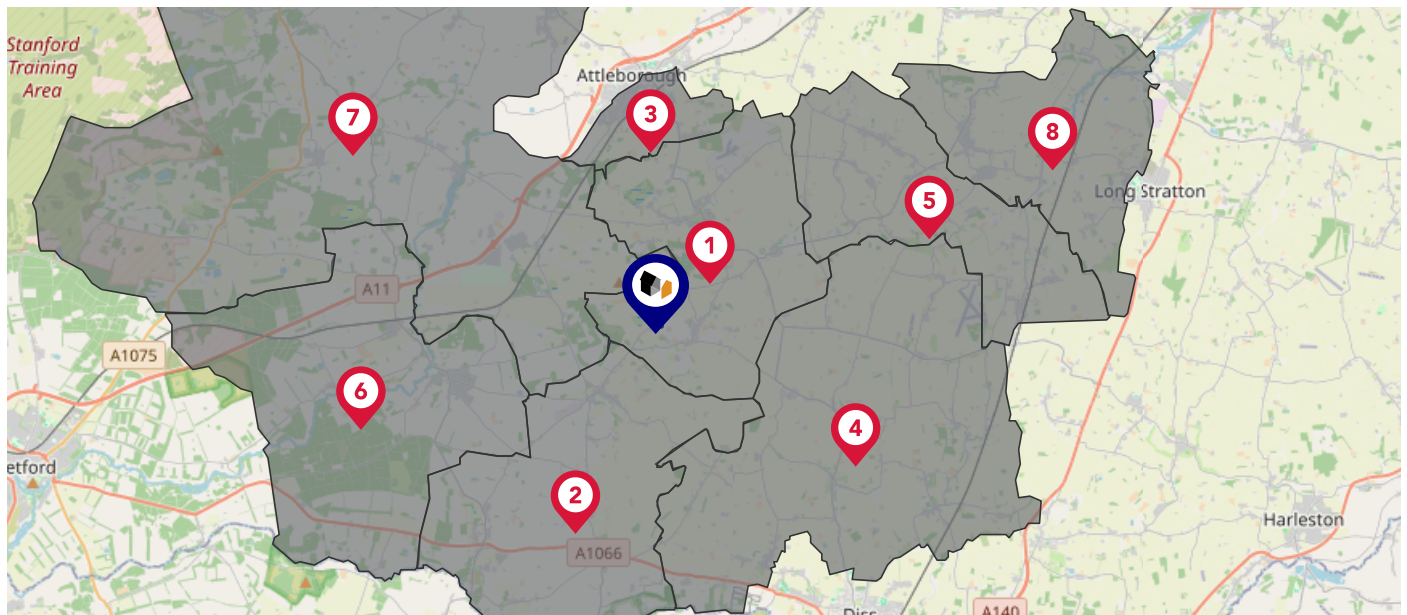
- 1 Banham
- 2 Kenninghall
- 3 Quidenham
- 4 Old Buckenham
- 5 New Buckenham
- 6 North Lopham
- 7 Winfarthing
- 8 East Harling
- 9 Gissing

# 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 The Buckenams & Banham Ward
-  2 Guiltcross Ward
-  3 Attleborough Burgh & Haverscroft Ward
-  4 Bressingham & Burston Ward
-  5 Bunwell Ward
-  6 Harling & Heathlands Ward
-  7 All Saints & Wayland Ward
-  8 Forncett 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:

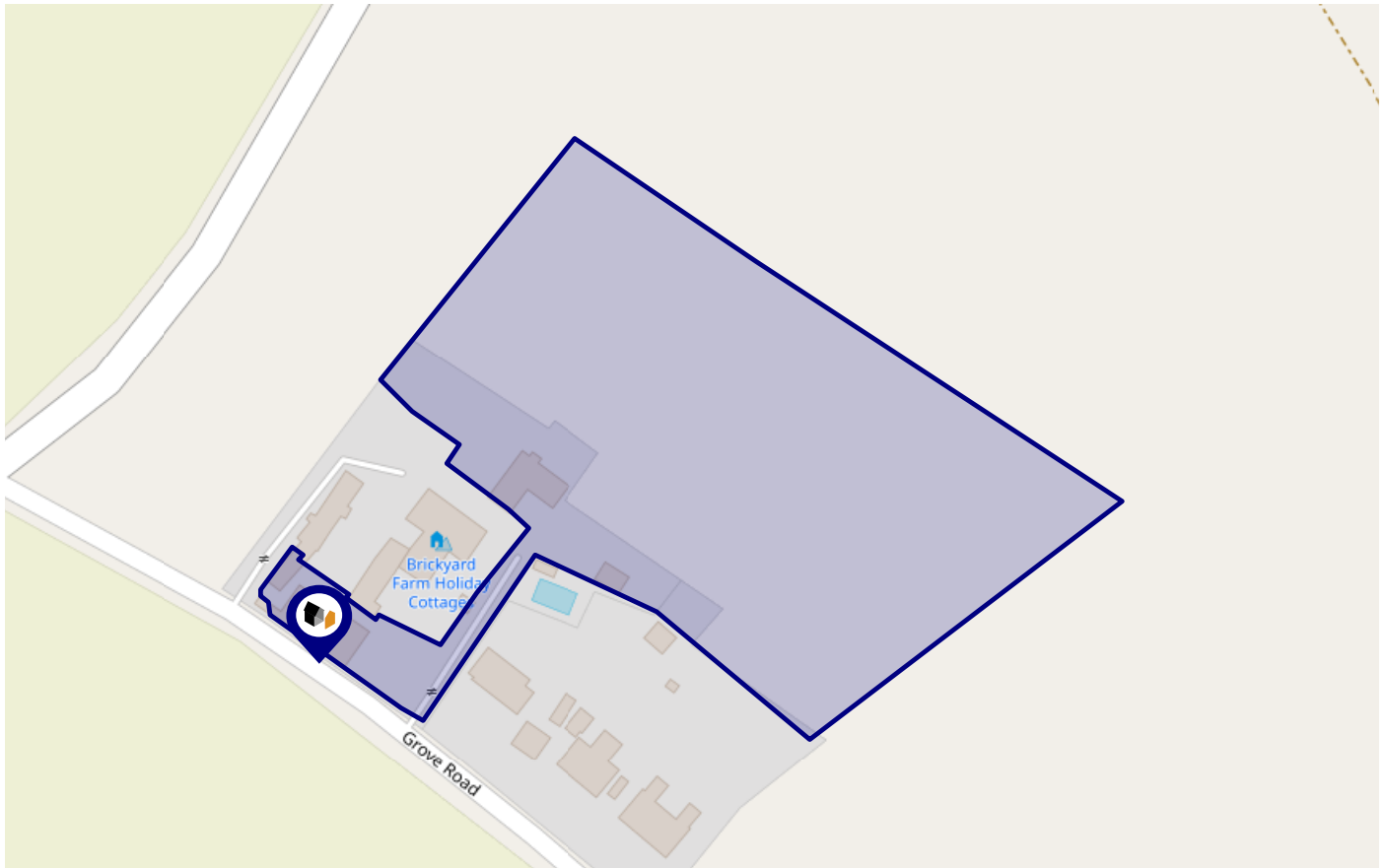
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.



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.

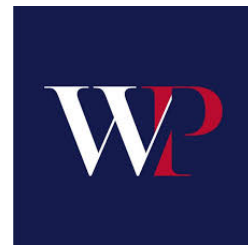
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) 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:

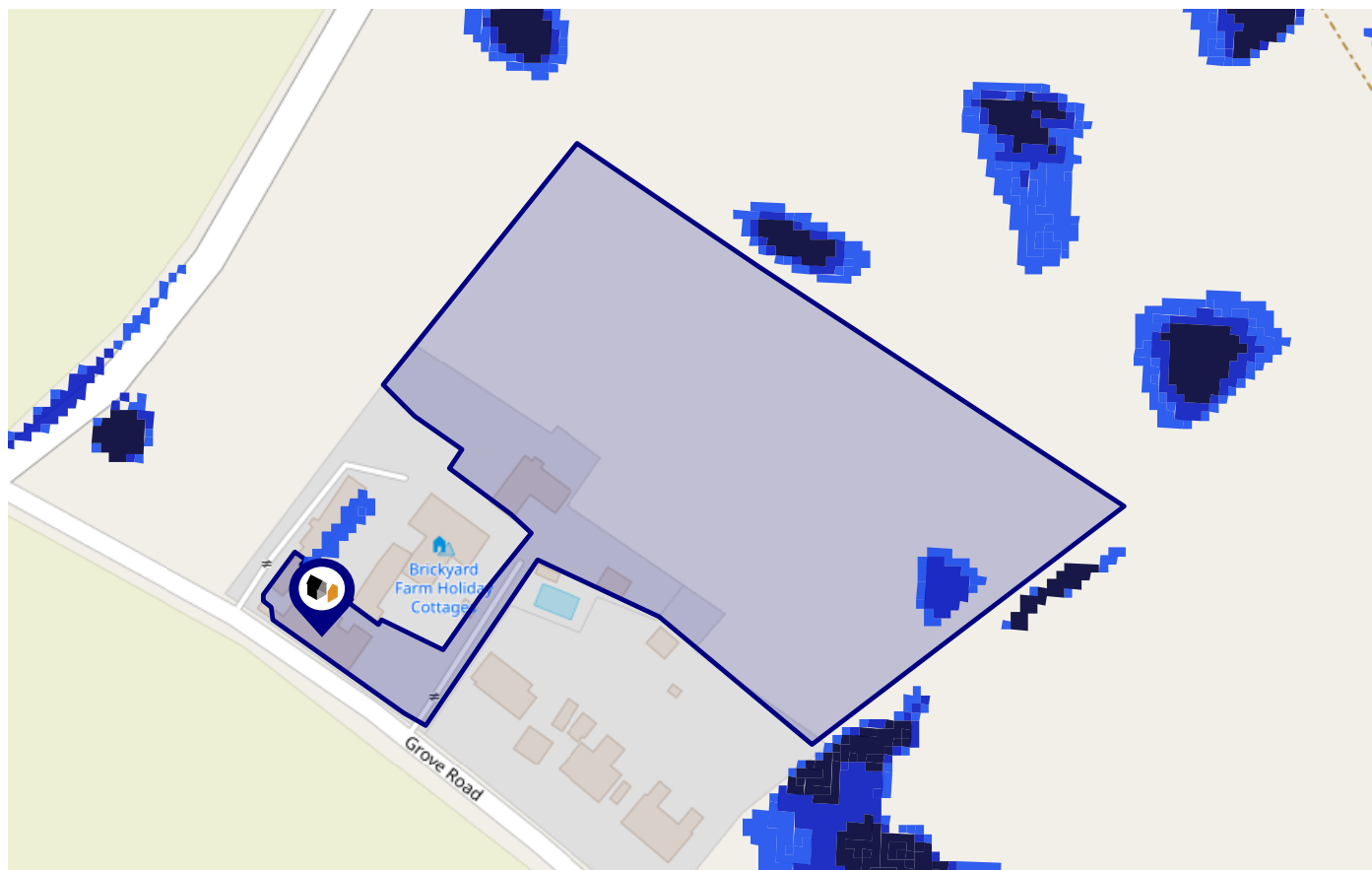


# Flood Risk

## 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.

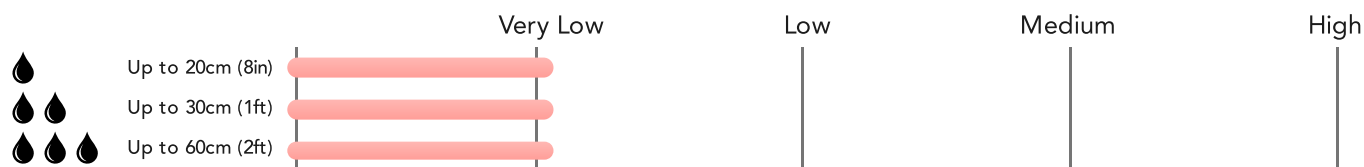


Risk Rating: Very low

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

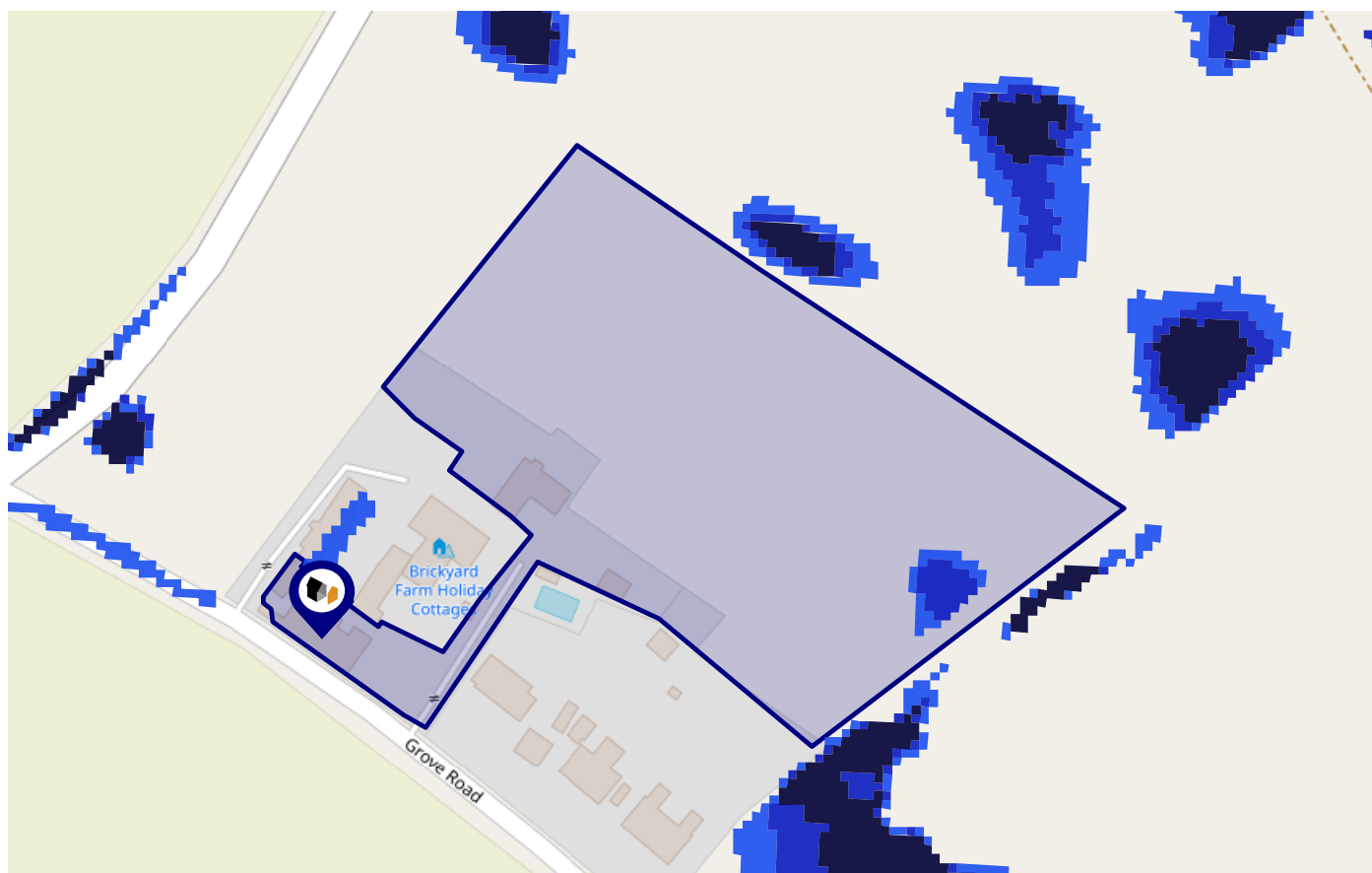


# Flood Risk

## 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.

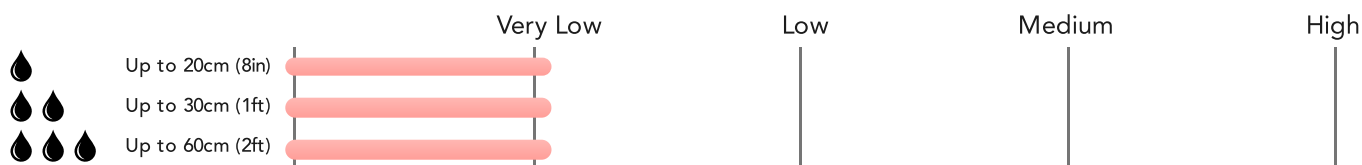


Risk Rating: Very low

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:

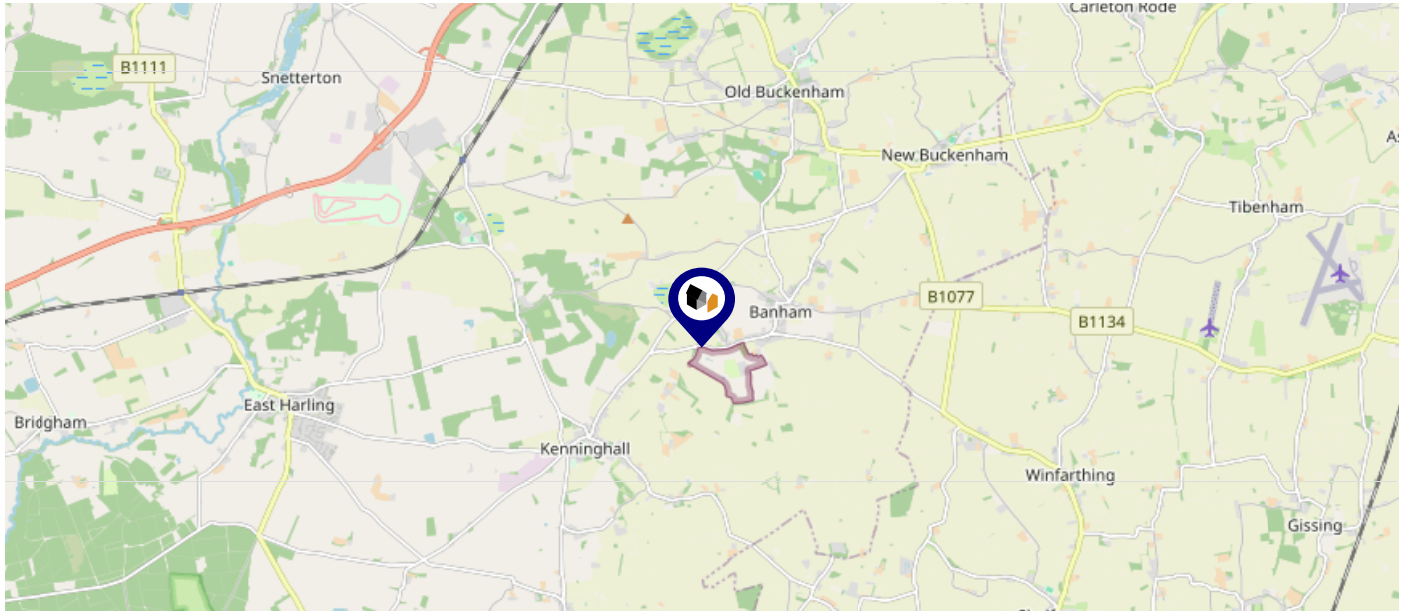


# Maps

## Green Belt



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



Nearby Green Belt Land

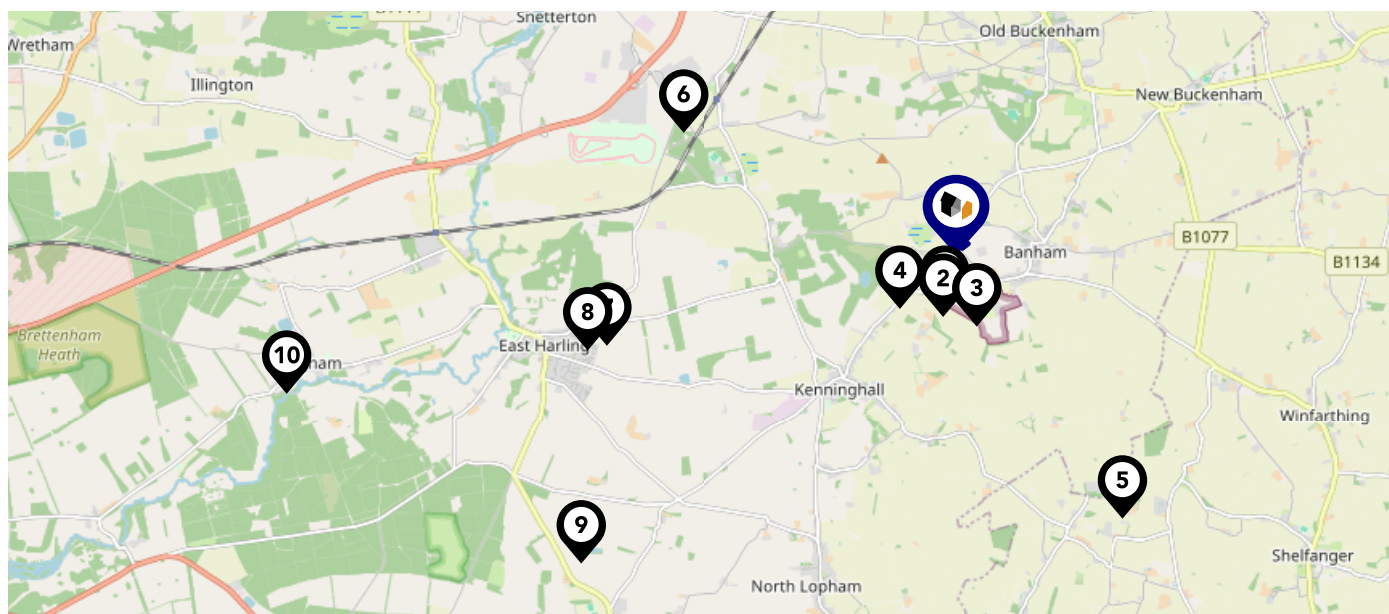
No data available.

# 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

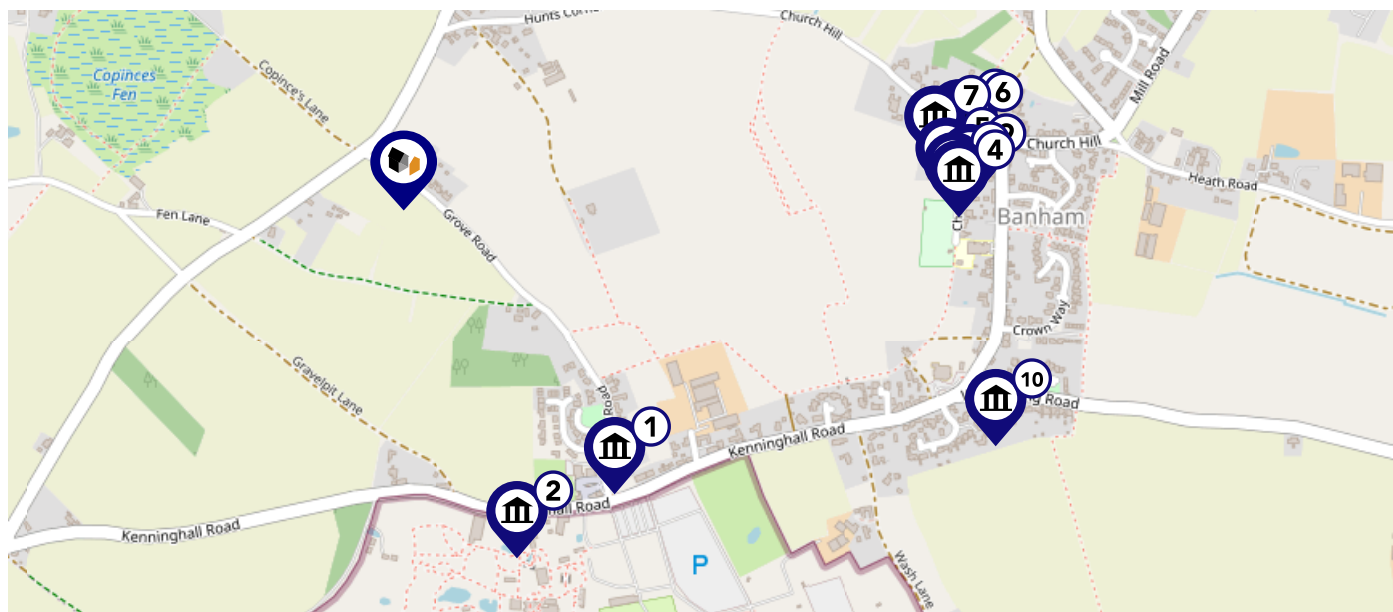
<b>1</b>	Banham Zoo-Banham	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Land North of Kenninghall Road-Banham, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Banham Zoo-Banham	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Fen Farm off Banham Road-Banham, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Former Air field-Fersfield Drive, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>6</b>	EA/EPR/CP3796SC/V002	Active Landfill	<input checked="" type="checkbox"/>
<b>7</b>	Field Lodge-Eccles Road, East Harling	Historic Landfill	<input type="checkbox"/>
<b>8</b>	East Harling-East Harling, Breckland, Norfolk	Historic Landfill	<input type="checkbox"/>
<b>9</b>	EA/EPR/NP3899NS/A001	Active Landfill	<input checked="" type="checkbox"/>
<b>10</b>	Back Lane-Bridgeham, Breckland	Historic Landfill	<input type="checkbox"/>











# Maps

## Listed Buildings

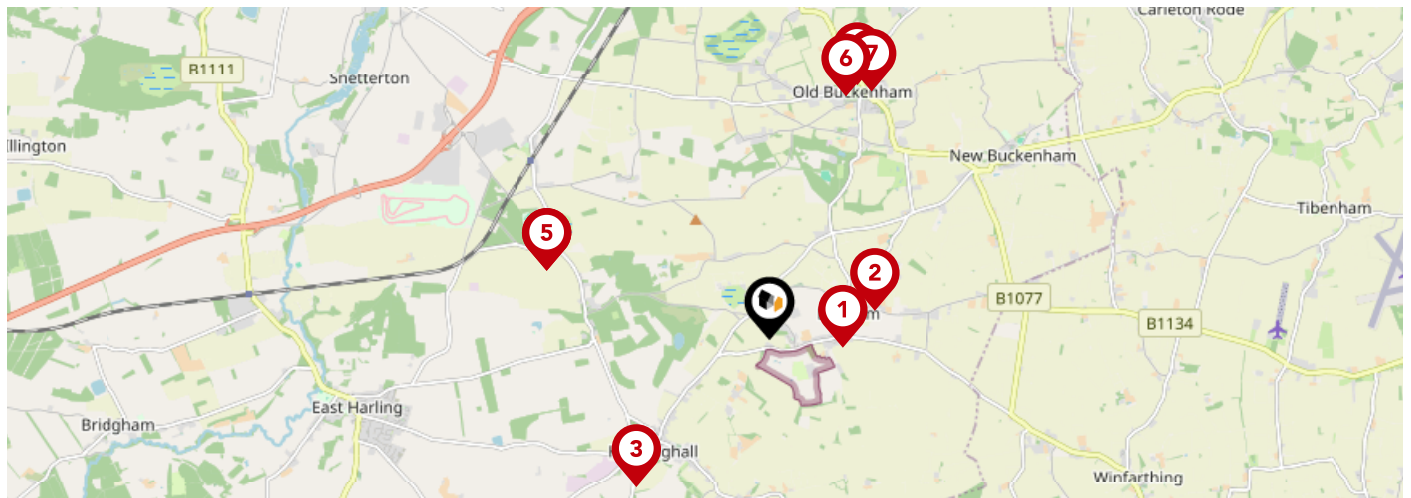


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



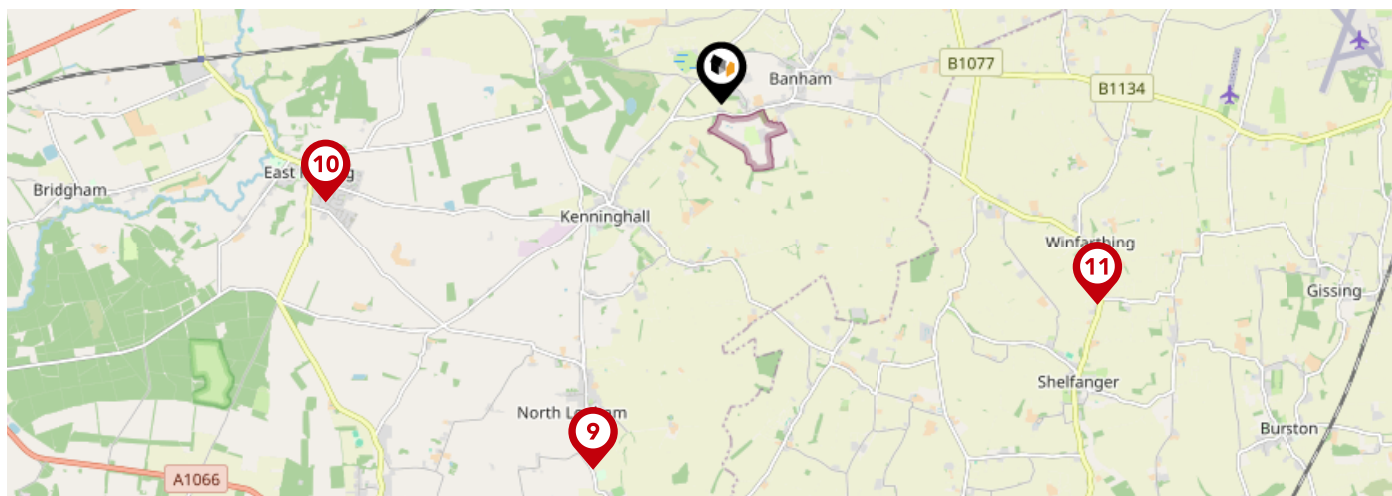
Listed Buildings in the local district	Grade	Distance
 1169057 - Grove Cottages	Grade II	0.4 miles
 1169065 - White House East And West	Grade II	0.4 miles
 1169038 - Baileys Cottage	Grade II	0.6 miles
 1077559 - Barn 50 Metres South West Of The Priors	Grade II	0.6 miles
 1169044 - Old Grammar School	Grade II	0.6 miles
 1342454 - Alexandra House	Grade II	0.6 miles
 1169031 - Church Of St Mary The Virgin	Grade I	0.6 miles
 1077558 - Home Farm	Grade II	0.6 miles
 1169087 - The Priory, Priory Cottage And Priory End	Grade II	0.6 miles
 1077564 - Hill Farmhouse	Grade II	0.7 miles

# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Banham Primary School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Acorn Park School</b> Ofsted Rating: Good   Pupils: 128   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Kenninghall Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Aurora White House School</b> Ofsted Rating: Good   Pupils: 61   Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Aurora Eccles School</b> Ofsted Rating: Not Rated   Pupils: 202   Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 174   Distance:2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 492   Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 194   Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Andrew's CofE VA Primary School, Lopham</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>East Harling Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 212   Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Voluntary Aided Primary School, Winfarthing</b> Ofsted Rating: Good   Pupils: 27   Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rosecroft Primary School</b> Ofsted Rating: Requires improvement   Pupils: 525   Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bressingham Primary School</b> Ofsted Rating: Good   Pupils: 142   Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Attleborough Primary School</b> Ofsted Rating: Requires improvement   Pupils: 378   Distance:4.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Attleborough Academy</b> Ofsted Rating: Good   Pupils: 932   Distance:4.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Carleton Rode Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 57   Distance:4.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



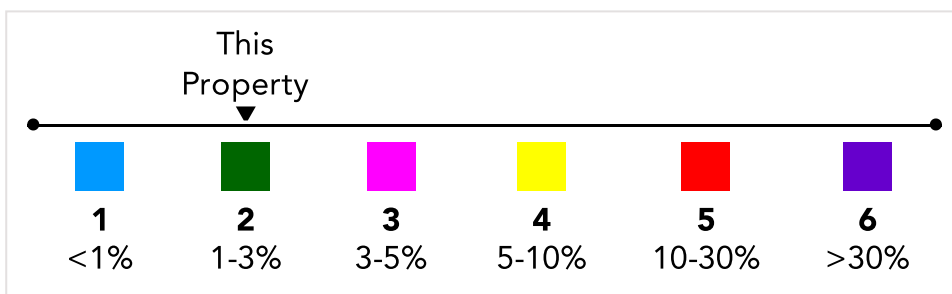
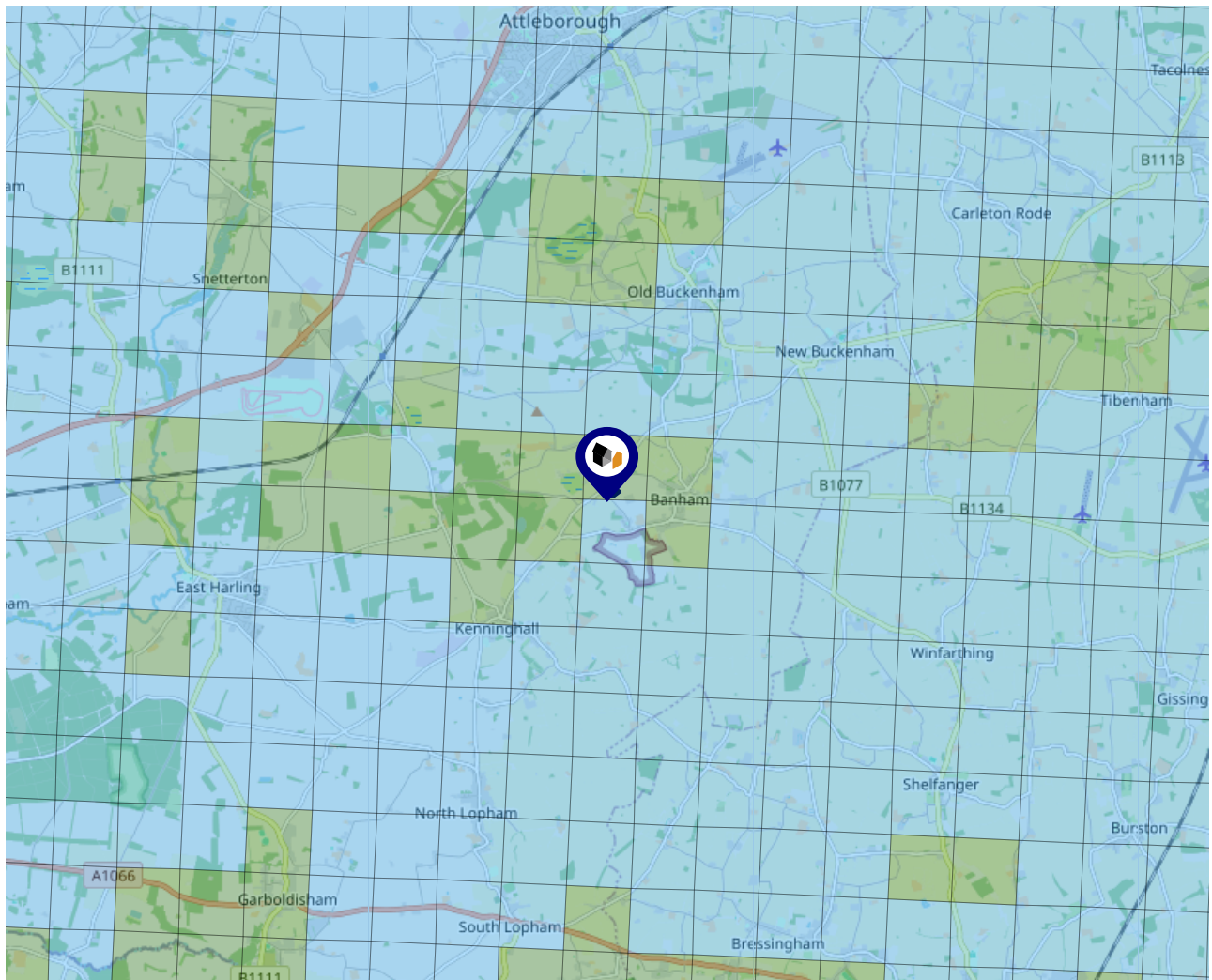
# Environment

## Radon Gas

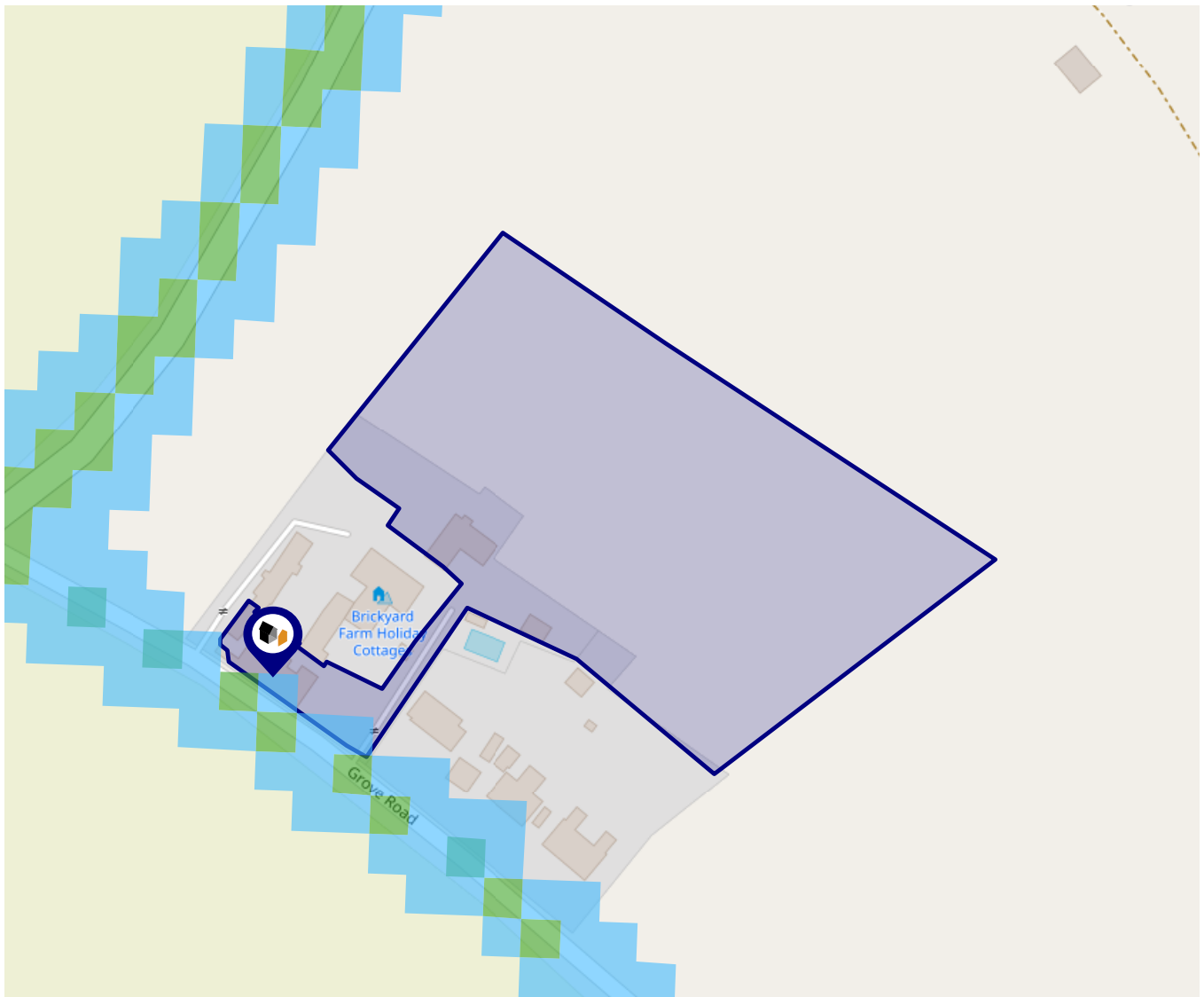


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise



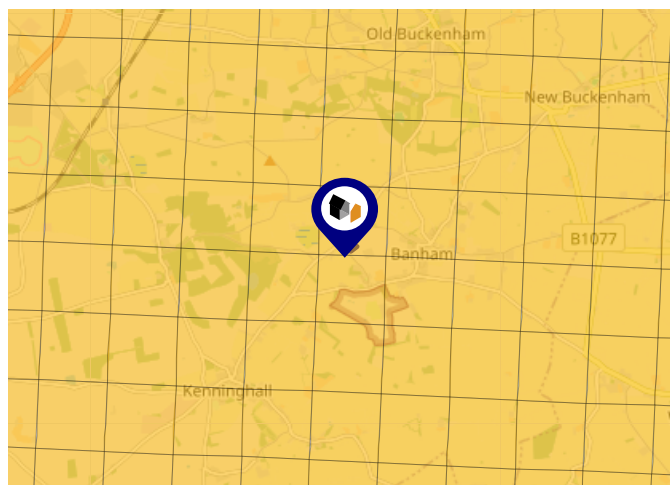
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY, SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

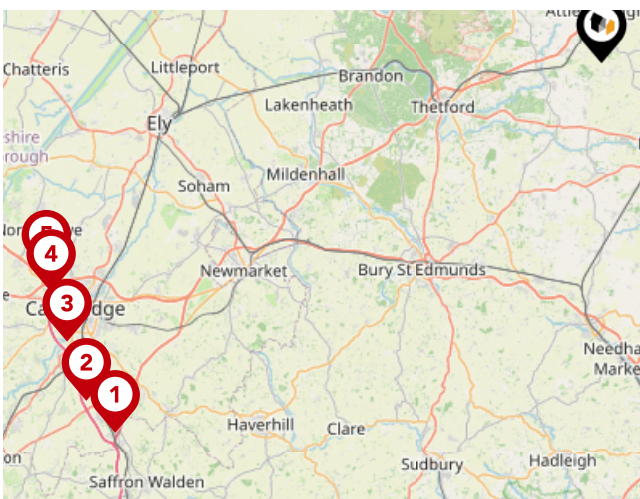
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Eccles Road Rail Station	2.52 miles
2	Attleborough Rail Station	4.32 miles
3	Harling Road Rail Station	4.67 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	44.38 miles
2	M11 J10	44.66 miles
3	M11 J11	43.74 miles
4	M11 J13	43.18 miles
5	M11 J14	43.02 miles

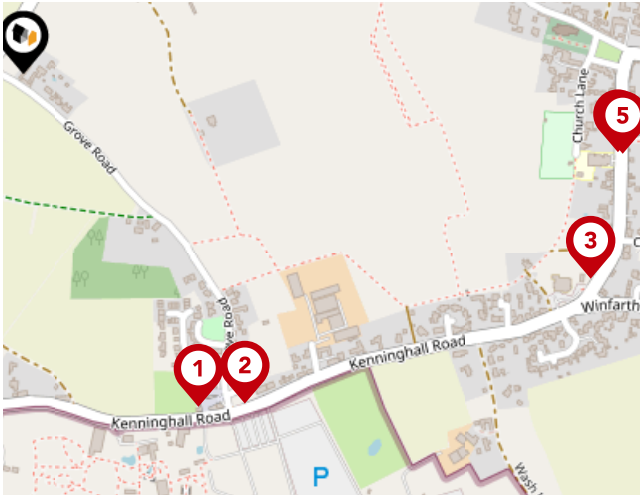


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	18.54 miles
2	Cambridge	39.61 miles
3	Southend-on-Sea	62.57 miles
4	Stansted Airport	50.49 miles

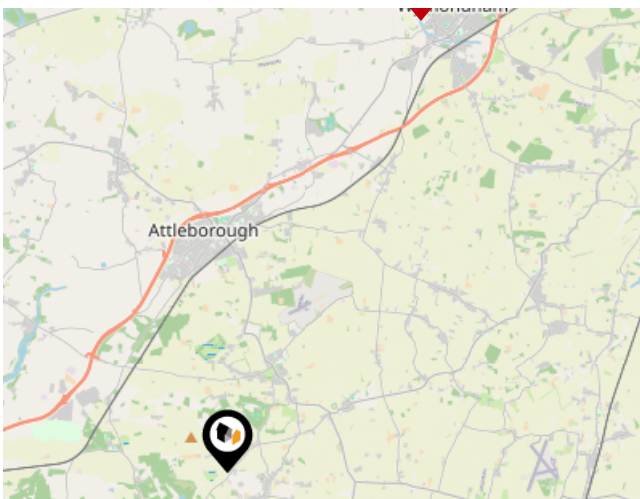
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Zoo	0.42 miles
2	Zoo	0.45 miles
3	Grey's Manor	0.68 miles
4	school	0.68 miles
5	school	0.68 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	8.89 miles



### Whittley Parish | Attleborough

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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.



### 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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### Whittleby Parish | Attleborough

Suva House, Queens Square Attleborough

NR17 2AF

01953 711839

[nick@whittlebyparish.com](mailto:nick@whittlebyparish.com)

[www.whittlebyparish.com](http://www.whittlebyparish.com)

