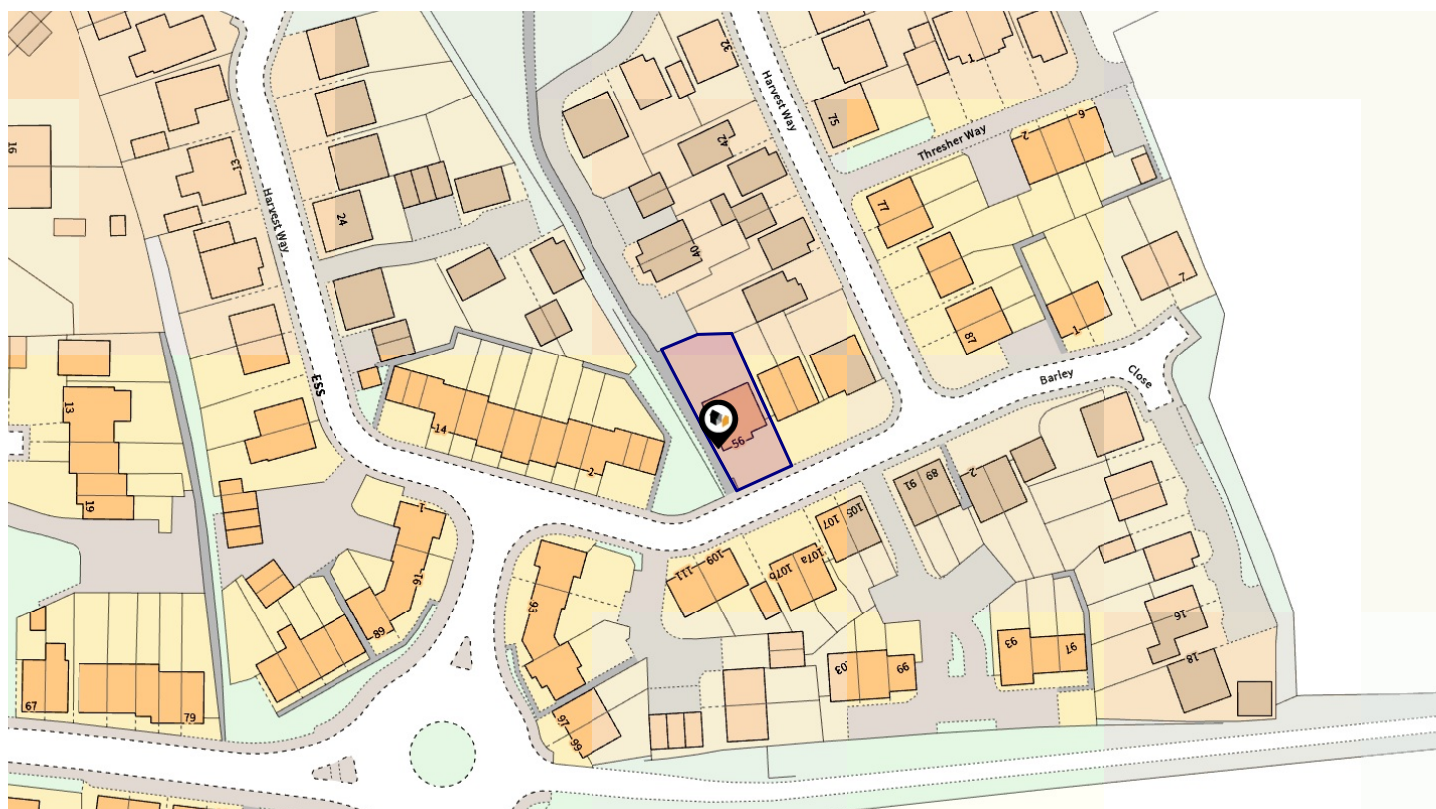


# KEY FACTS FOR BUYERS

56, Harvest Way, Harleston, IP20 9GD

May 2021



**A guide to this property and the local area**

## Parson Estate Agents

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# PROPERTY OVERVIEW

56, HARVEST WAY, HARLESTON, IP20 9GD



 Boundary (Land Registry Title Plan)

## PROPERTY KEY FACTS

Detached House  
5 Bedrooms

Floor Area: 1,302.43 ft<sup>2</sup>  
121.00 m<sup>2</sup>

Plot Size: 0.08 acres

Council Tax Band: C

Annual Cost: £1,738.45 (avg)

Land Registry  
Title Number: NK458672

Tenure: Freehold

Last Sold On: 5 February 2016

Last Sold Price: £241,950

## AREA KEY FACTS

Local Authority: SOUTH NORFOLK

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 14 Mbps

Superfast: 80 Mbps

Mobile Coverage  
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

## PLANNING HISTORY

No Planning Records Available

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# PROPERTY OVERVIEW

## PHOTO GALLERY



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# PROPERTY OVERVIEW

## PHOTO GALLERY



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# PROPERTY OVERVIEW

## PHOTO GALLERY

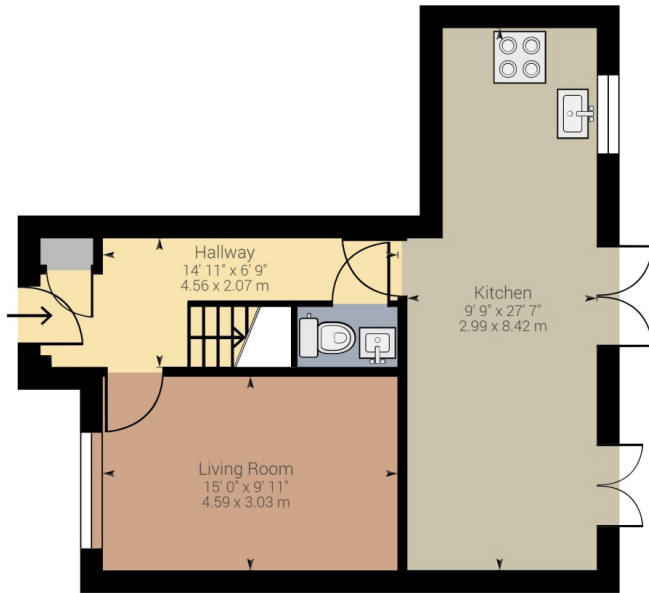


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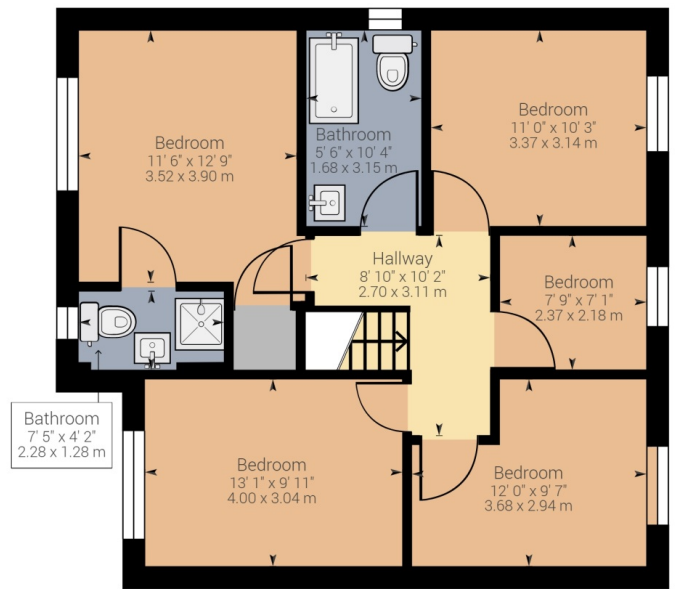
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# PROPERTY OVERVIEW

## FLOORPLANS



Ground Floor



1st Floor

Approximate net internal area: 1253.68 ft<sup>2</sup> / 116.47 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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# PROPERTY OVERVIEW

## EPC

56, Harvest Way, HARLESTON, IP20 9GD		Energy rating <b>B</b>
Valid until 24.01.2026	Certificate number 8909-7154-5139-1727-8963	

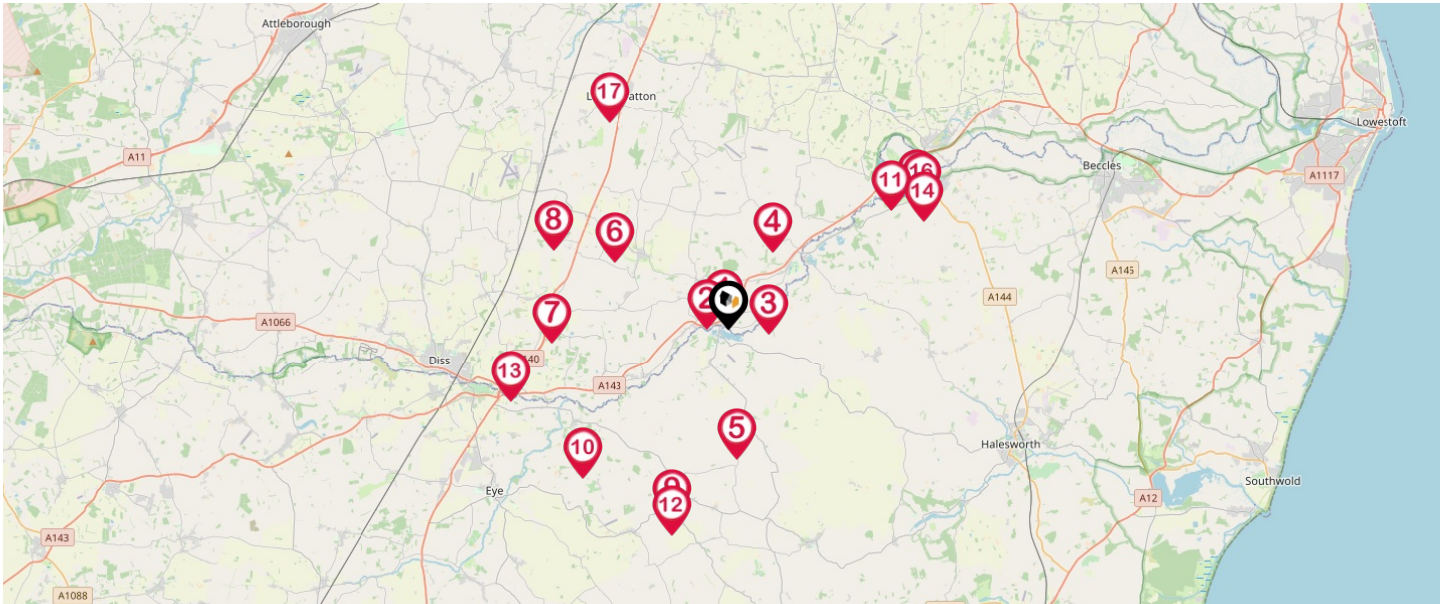
Score	Energy rating	Current	Potential
92+	<b>A</b>		92   <b>A</b>
81-91	<b>B</b>	83   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Harleston CofE Primary Academy	-	456	0.32 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Archbishop Sancroft High School (A Church of England Aca...	-	455	0.52 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mendham Primary School	Good	86	1.3 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Alburgh with Denton Church of England Primary School	Good	101	2.68 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Fressingfield Church of England Primary School	-	136	3.71 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pulham Church of England Primary School	Good	131	3.75 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Dickleburgh Church of England Primary Academy (With Pre...	-	184	5.03 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Tivetshall Community Primary School	-	14	5.46 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Stradbroke Church of England Primary School	-	101	5.65 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Edmund's Primary School	Good	84	5.92 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Earsham CE VA Primary School	Good	102	5.95 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Stradbroke High School	Good	319	6.1 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Scole Church of England Voluntary Controlled Primary School	Good	79	6.52 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Bungay High School	Good	900	6.55 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	St Edmund's Catholic Primary School	Good	86	6.72 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Bungay Primary School	Serious Weaknesses	216	6.79 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Long Stratton High School	-	586	6.89 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

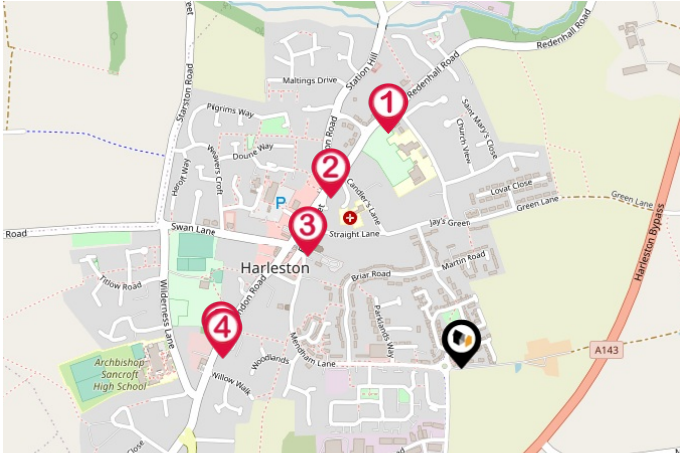
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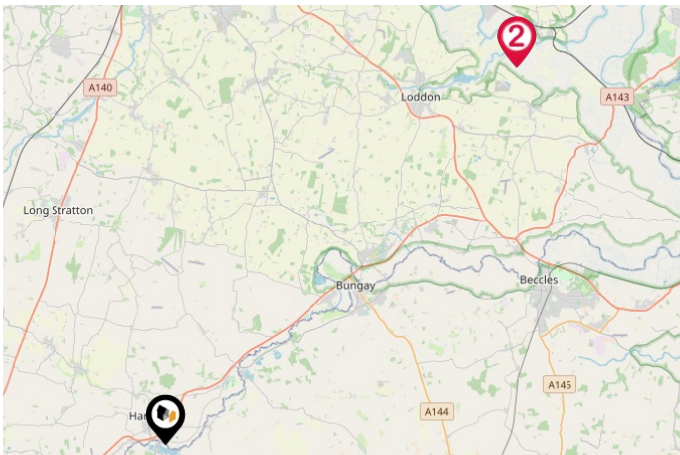
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - School Lane | 0.45 miles
- 2 - Broad Street | 0.38 miles
- 3 - Broad Street | 0.34 miles
- 4 - Love Lane | 0.42 miles
- 5 - Love Lane | 0.43 miles



### FERRY TERMINALS

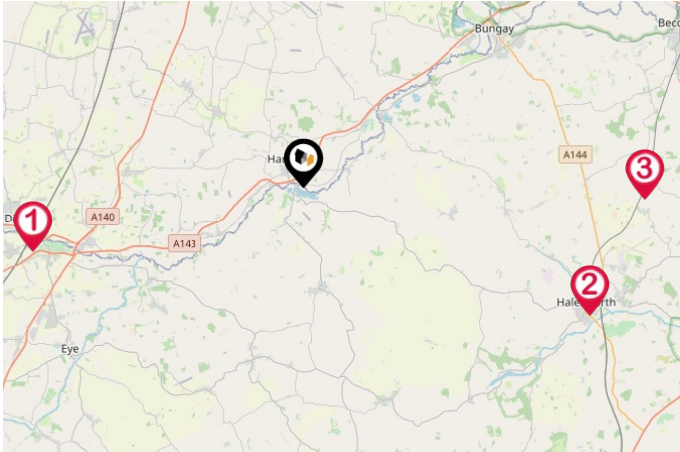
- 1 - Reedham Ferry North | 15 miles
- 2 - Reedham Ferry South | 14.98 miles

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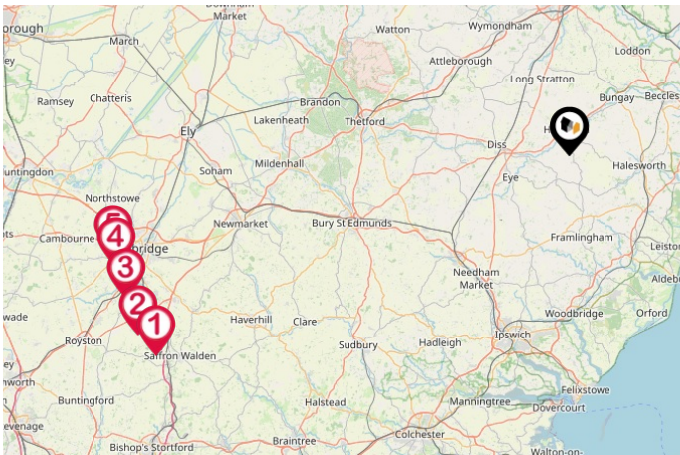
# LOCAL AREA

## NEAREST TRANSPORT LINKS



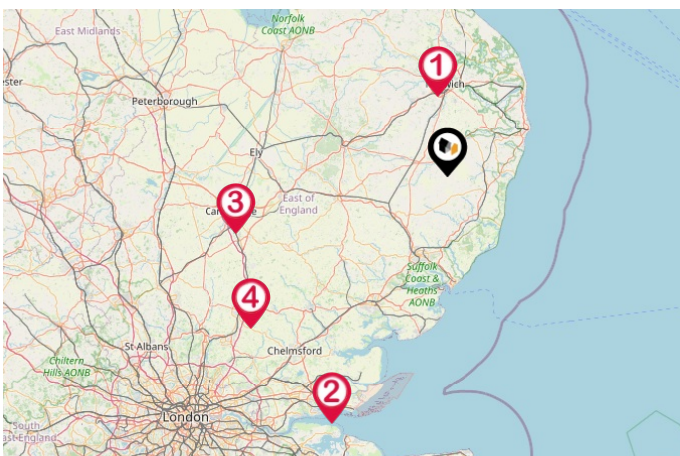
### NATIONAL RAIL STATIONS

- 1 - Diss Rail Station | 7.95 miles
- 2 - Halesworth Rail Station | 9.15 miles
- 3 - Brampton (Suffolk) Rail Station | 10 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M11 J9 | 52.86 miles
- 2 - M11 J10 | 53.71 miles
- 3 - M11 J11 | 53.56 miles
- 4 - M11 J13 | 53.58 miles
- 5 - M11 J14 | 53.65 miles



### AIRPORTS/HELIPADS

- 1 - Norwich International Airport | 18.71 miles
- 2 - London Southend Airport | 62.97 miles
- 3 - Cambridge Airport | 49.71 miles
- 4 - London Stansted Airport | 56.69 miles

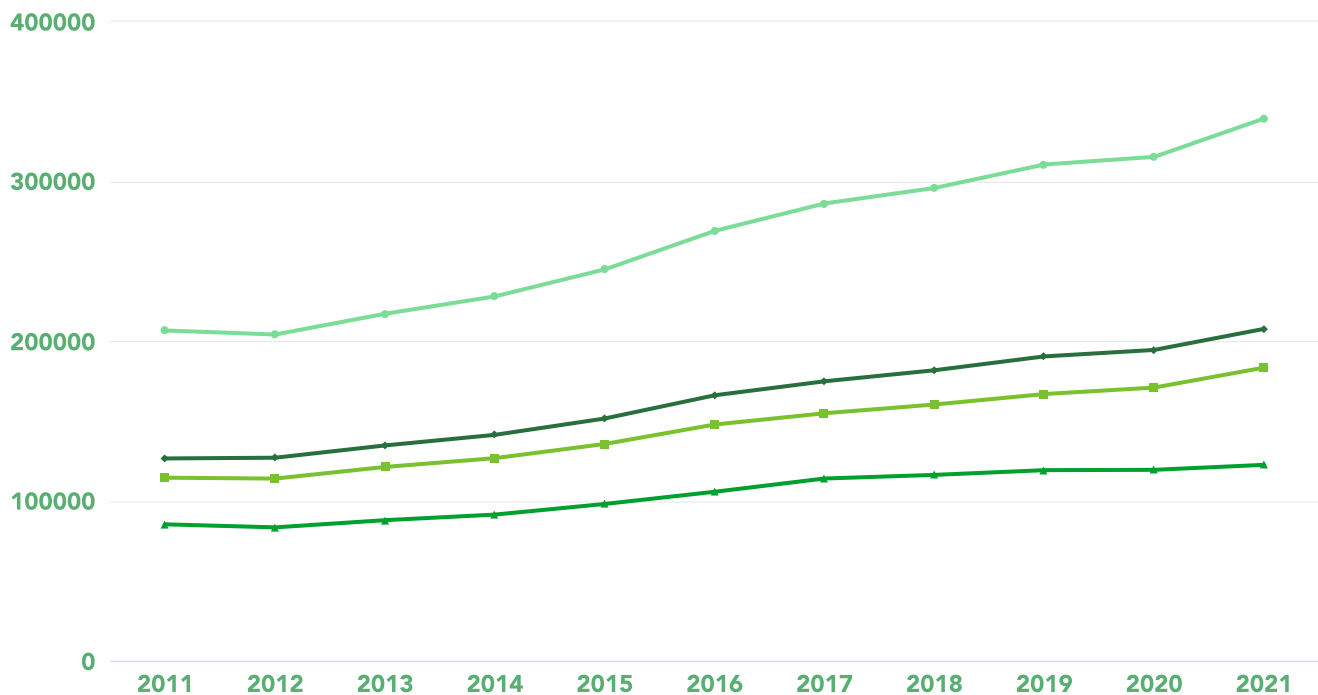
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR IP20

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 43.57%



**TERRACED**  
+ 60.08%



**SEMI-DETACHED**  
+ 64%



**DETACHED**  
+ 64.15%

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# PARSON ESTATE AGENTS

## About Us

PARSON are proudly one of the most successful independent Estate Agency firms in the south Norfolk/North Suffolk area. Founded in 2002 by a well known, highly regarded local Estate Agent, the company has expanded into a major property force through enthusiasm, recommendation and delivery of results. The company is family run and so therefore ensures a personal service.

We are passionate about the property market and helping you with a smooth move. Equally we are passionate about the community we live in supporting projects and local people where we can.

## Financial Services

Whether you're buying a new home or an investment property you'll be sure to get the best deal for your needs with L&C Mortgages. L&C is the UK's leading fee free mortgage broker - we've over 150 awards to our name and relationships with over 90 lenders.

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# DATA QUALITY

Parson Estate Agents is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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