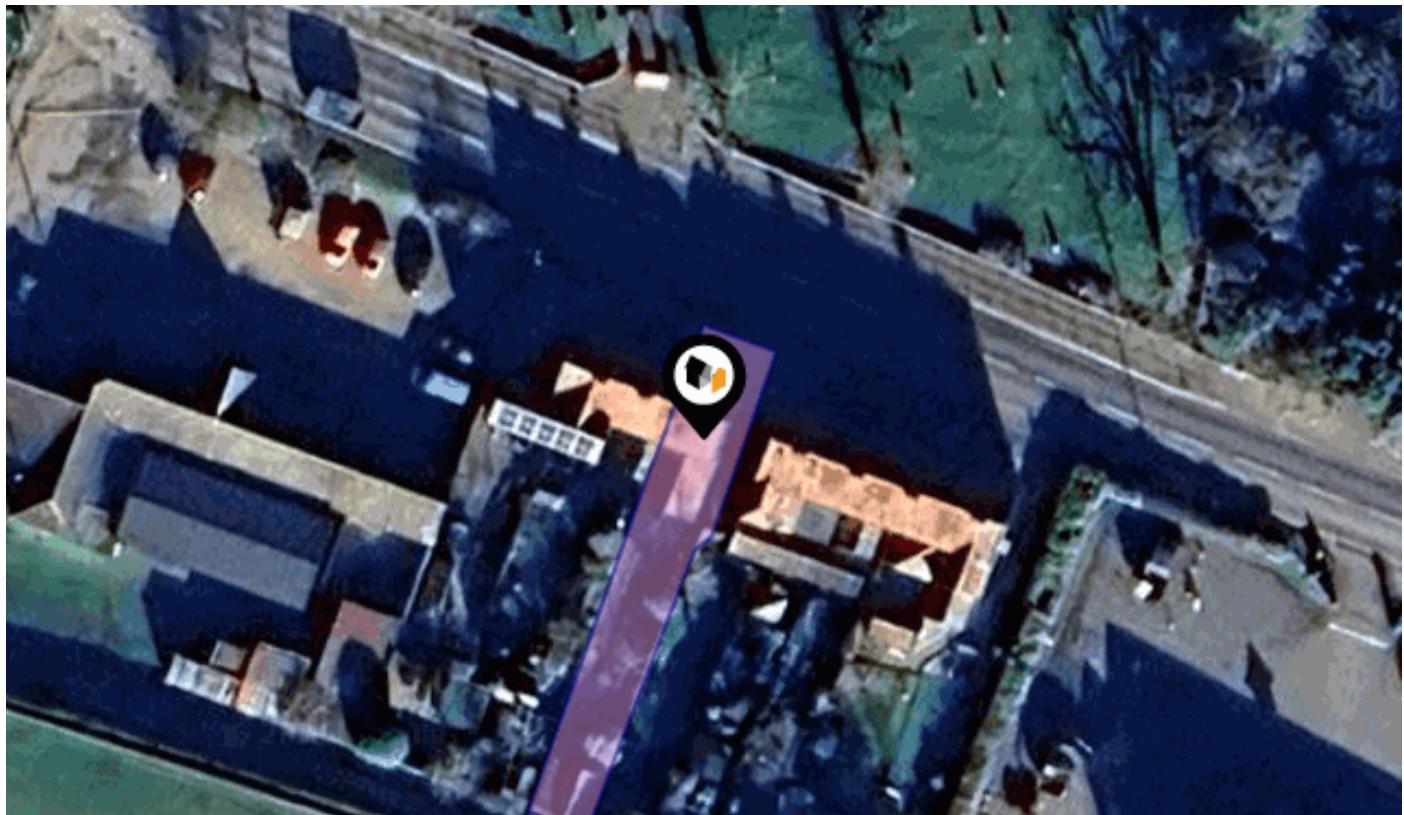


[See More Online](#)

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 01<sup>st</sup> July 2025**



## CHURCH ROAD, EAST HARLING, NORWICH, NR16

**Whittley Parish | Attleborough**

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

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

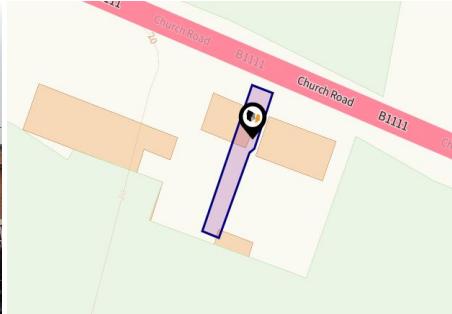
[www.whittleywardparish.com](http://www.whittleywardparish.com)



Powered by



# Property Overview



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	914 ft <sup>2</sup> / 85 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,811		
Title Number:	NK101169		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**14**  
mb/s      **80**  
mb/s      **1000**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Gallery Photos



# Gallery Photos



# Gallery Photos

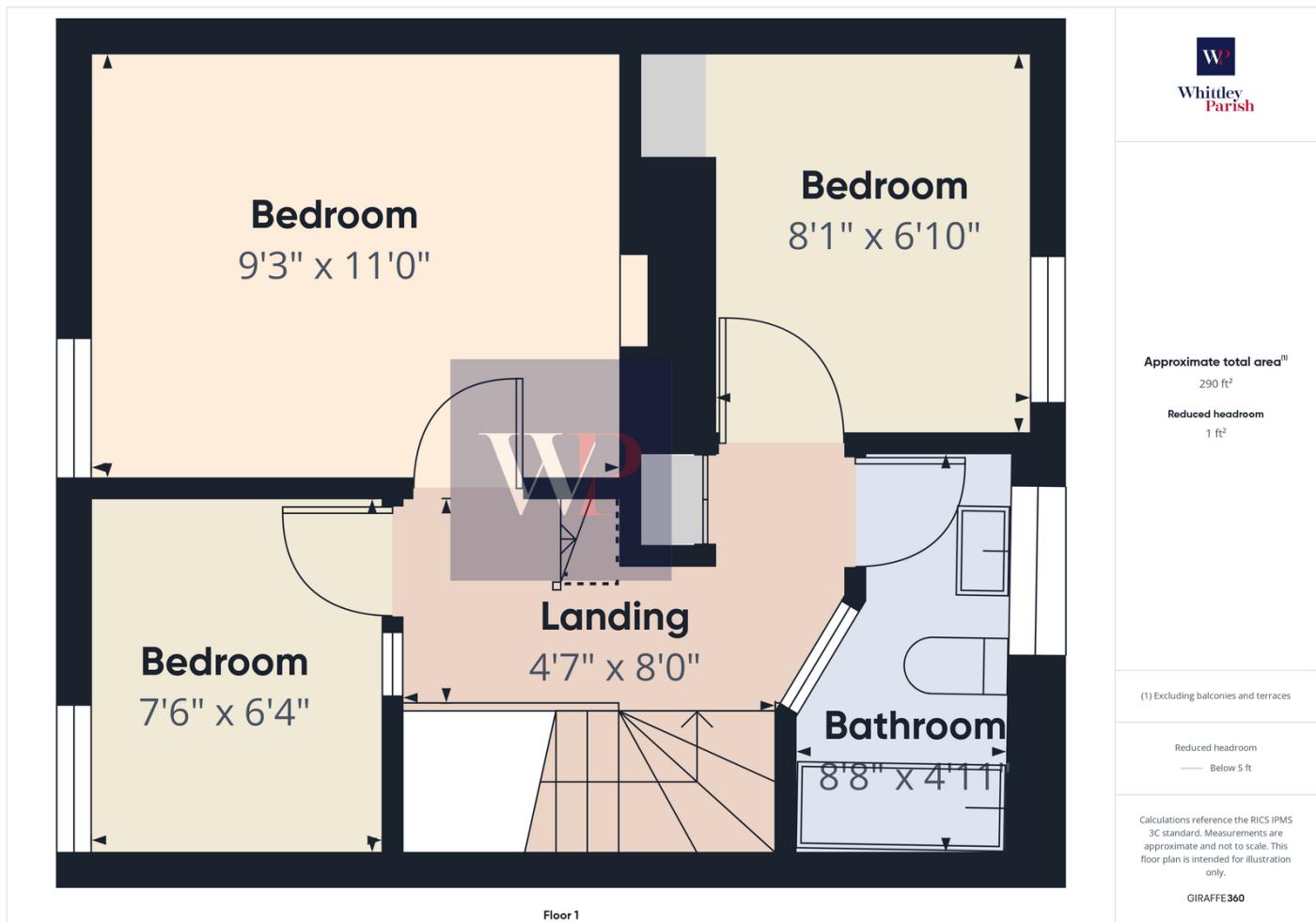




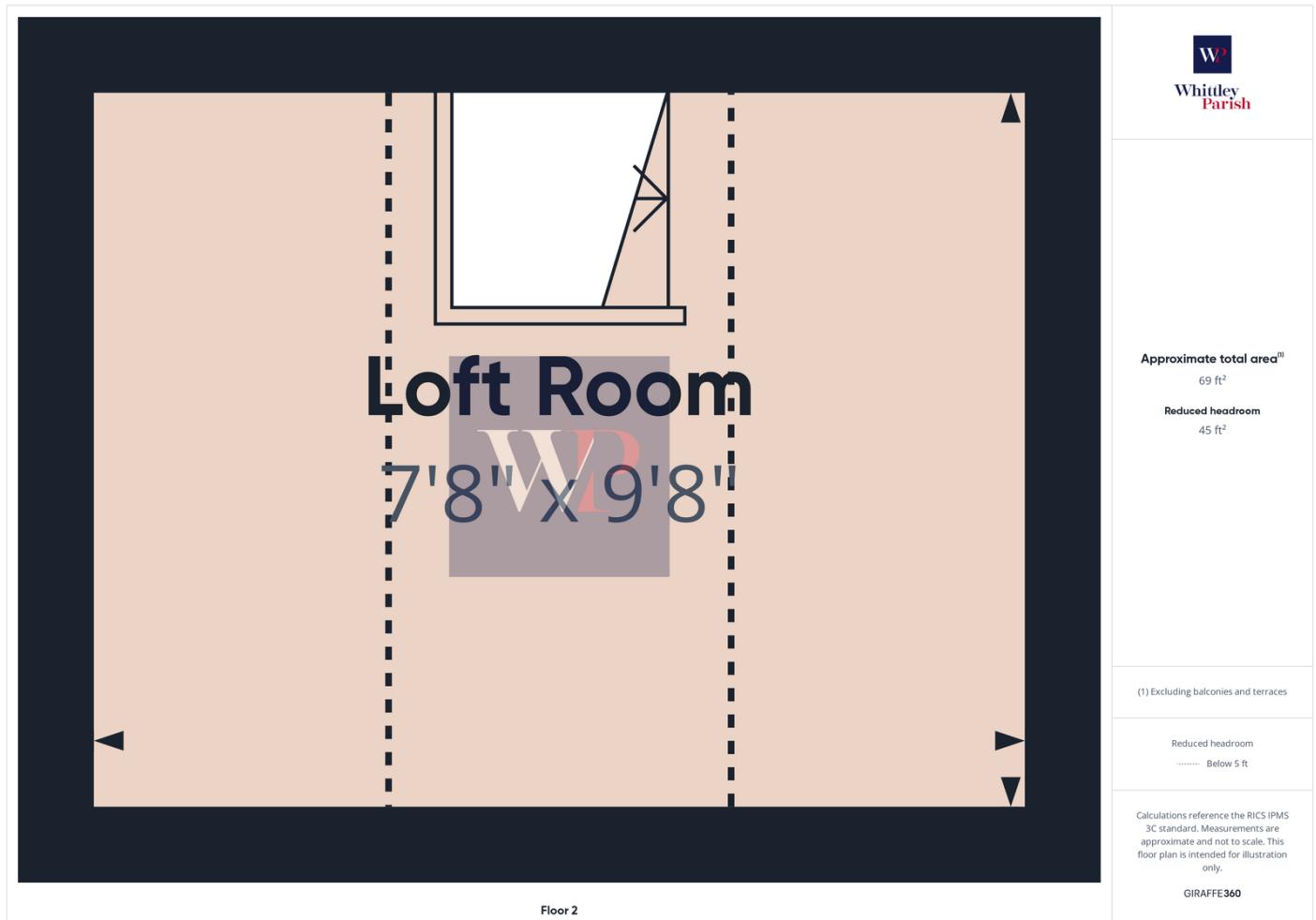
## CHURCH ROAD, EAST HARLING, NORWICH, NR16



## CHURCH ROAD, EAST HARLING, NORWICH, NR16



## CHURCH ROAD, EAST HARLING, NORWICH, NR16





## CHURCH ROAD, EAST HARLING, NORWICH, NR16



# Property EPC - Certificate



Church Road, East Harling, NORWICH, NR16

Energy rating

D

Valid until 24.06.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Window:</b>	Mostly double glazing
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	85 m <sup>2</sup>

# 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%**

# 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.

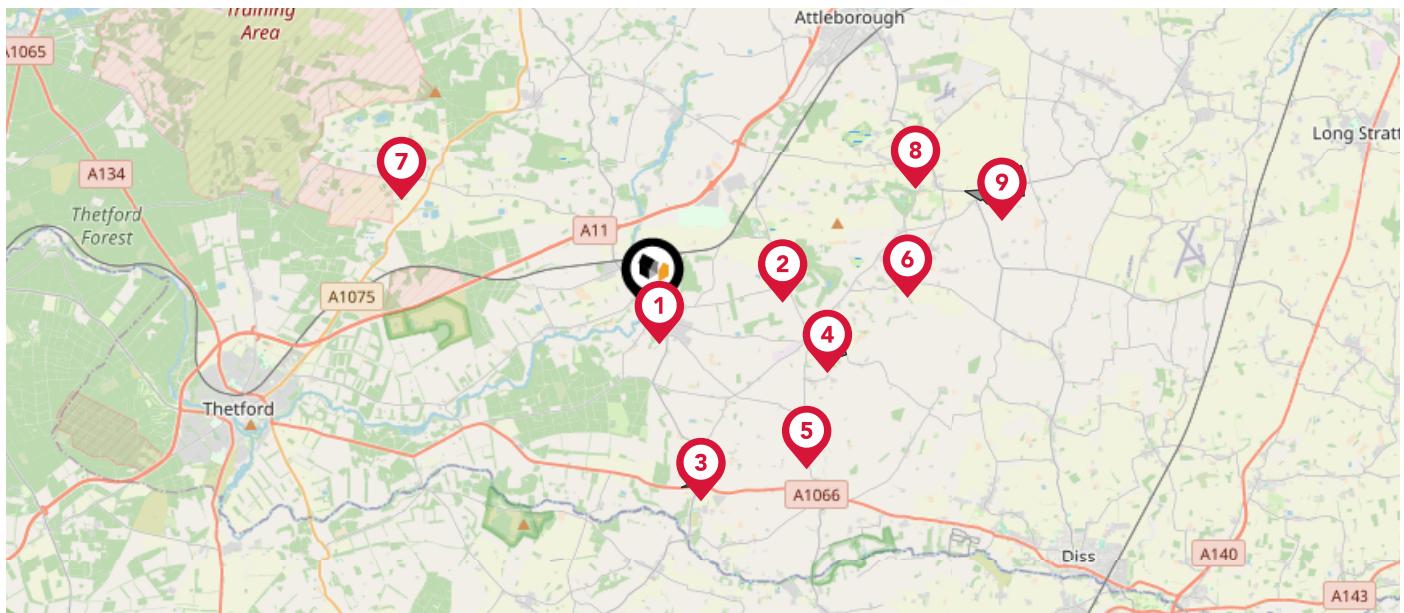
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

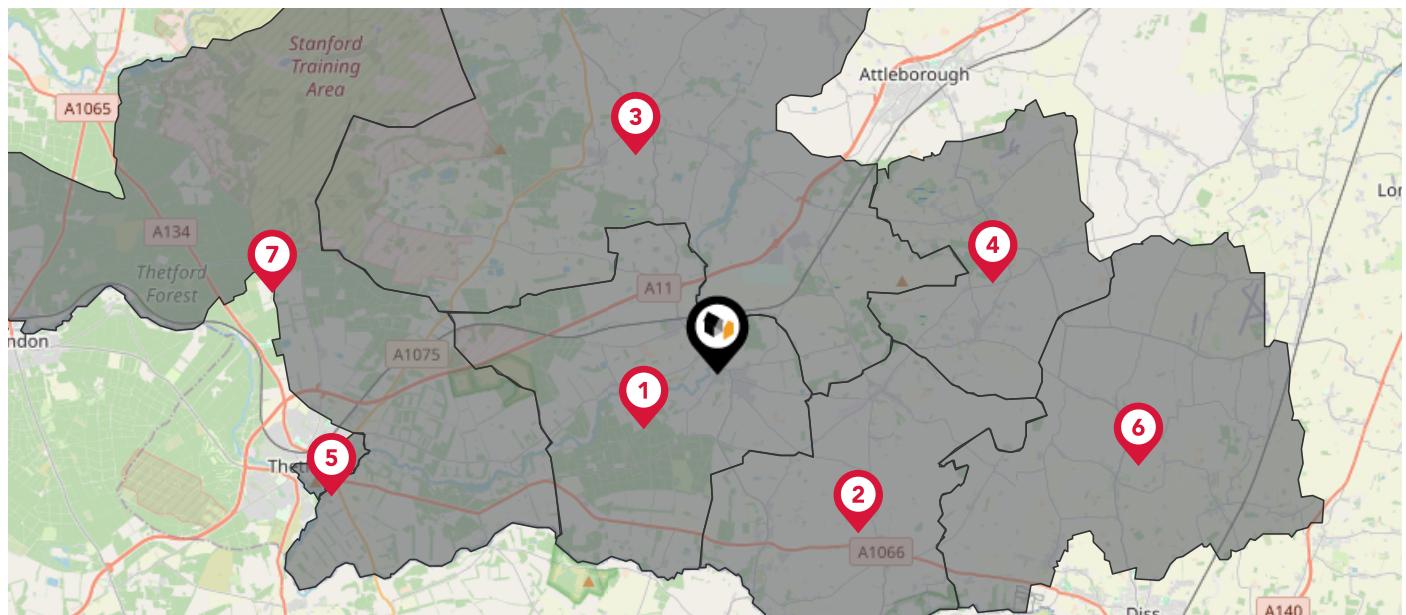
- 1 East Harling
- 2 Quidenham
- 3 Garboldisham
- 4 Kenninghall
- 5 North Lopham
- 6 Banham
- 7 East Wretham
- 8 Old Buckenham
- 9 New Buckenham

# 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

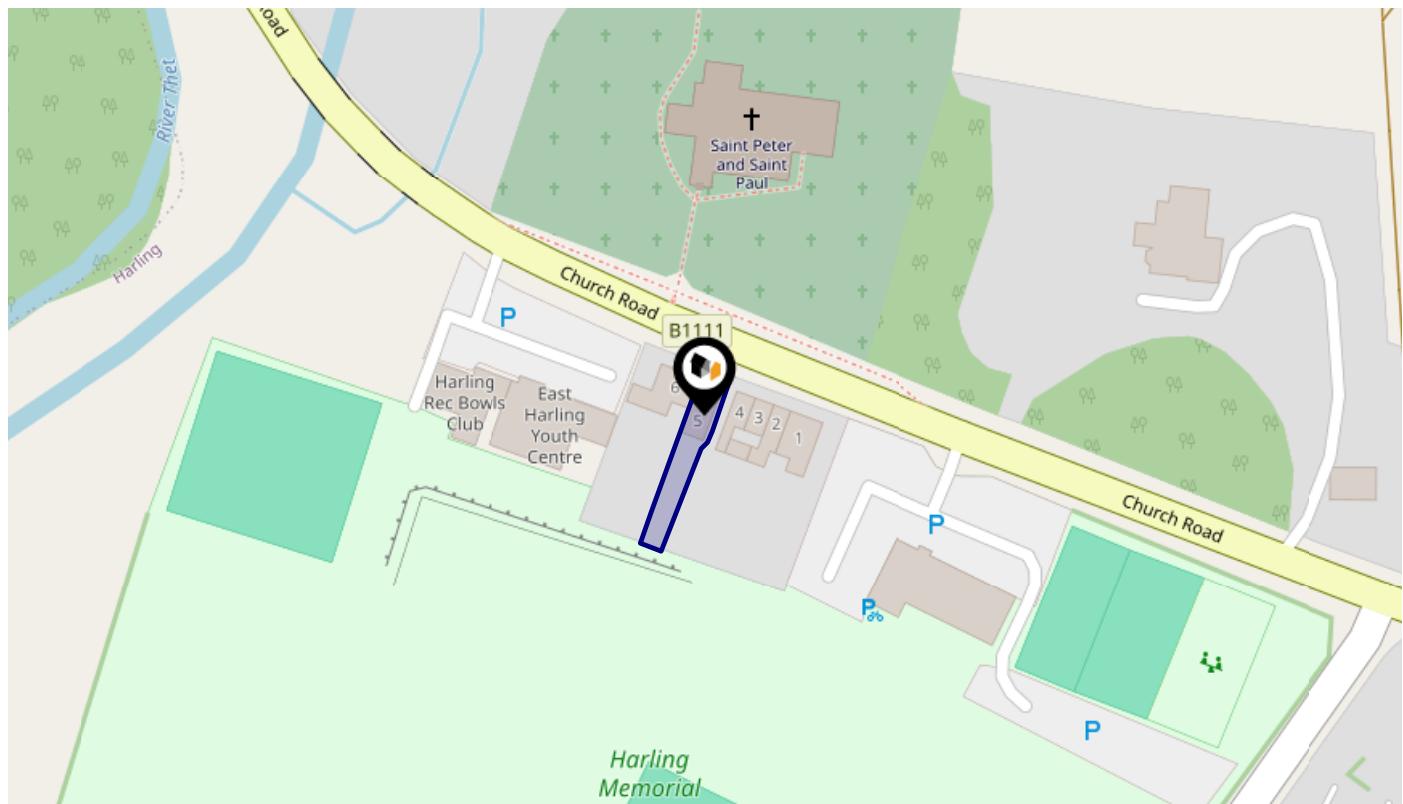
- 1 Harling & Heathlands Ward
- 2 Guiltcross Ward
- 3 All Saints & Wayland Ward
- 4 The Buckenhams & Banham Ward
- 5 Thetford Castle Ward
- 6 Bressingham & Burston Ward
- 7 Forest Ward

# Maps

## Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

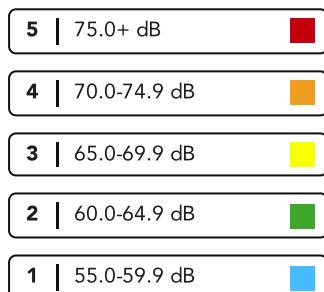


### Rail Noise Data

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:

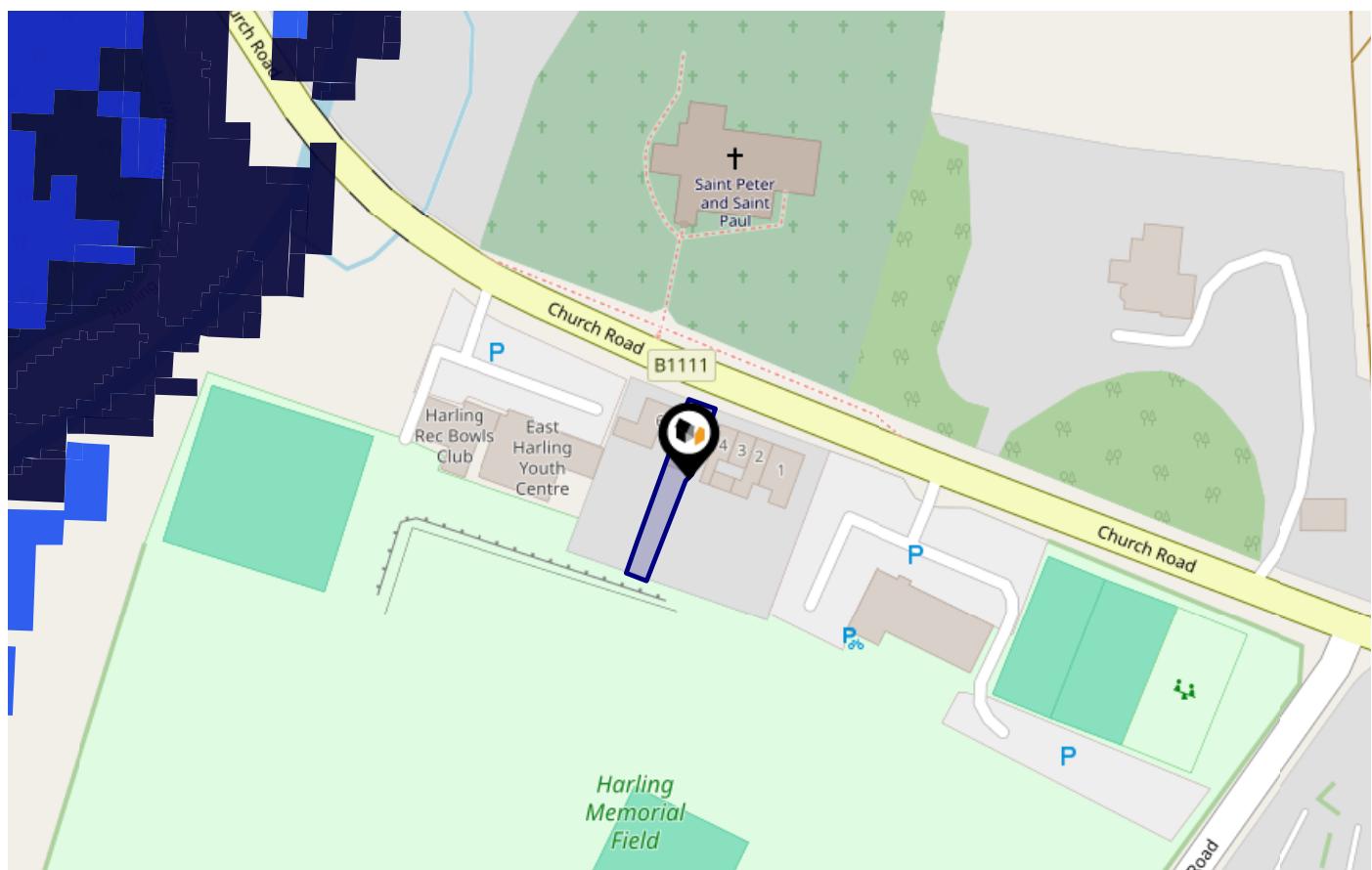


# Flood Risk

## 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:

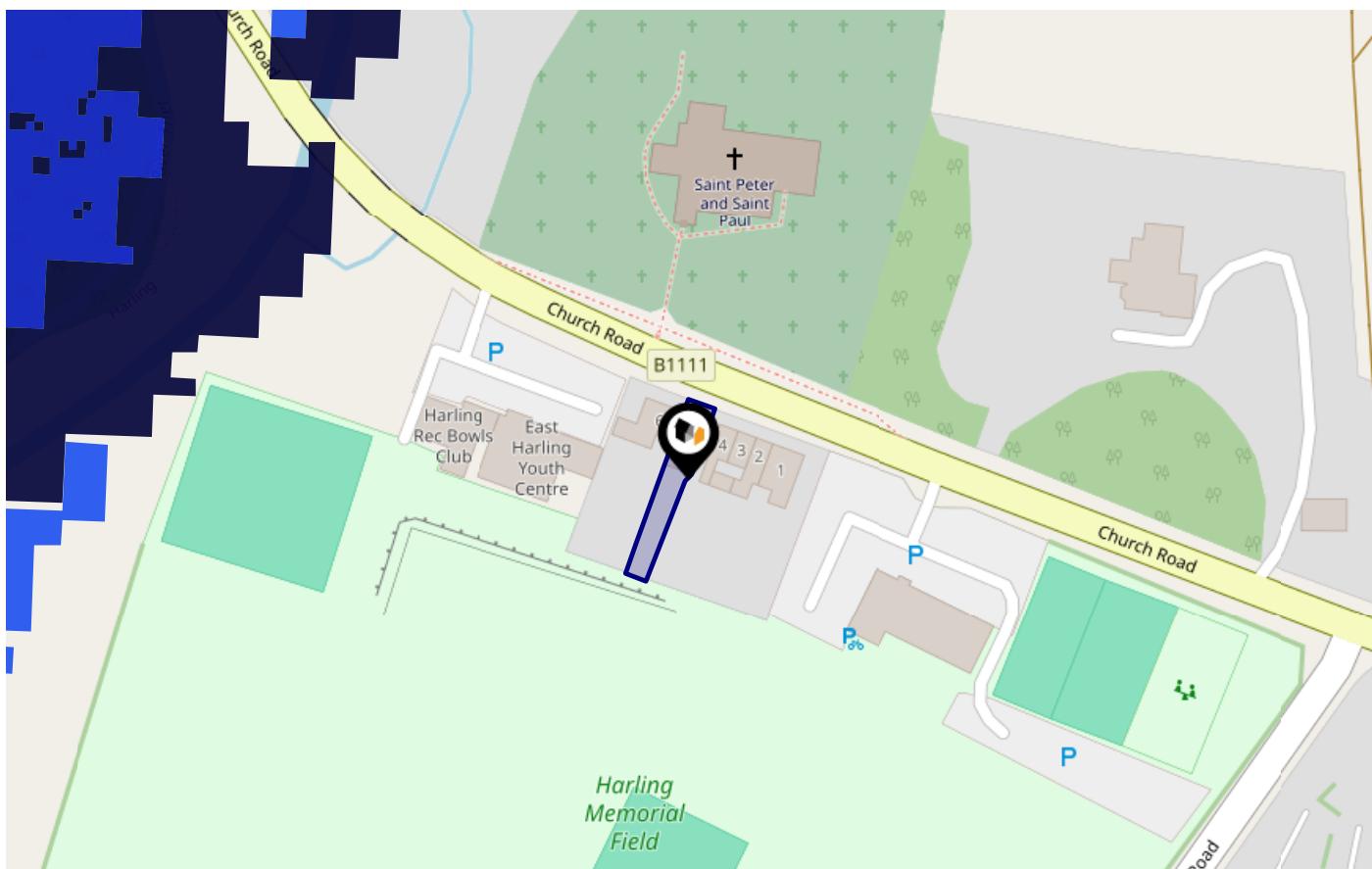


# Flood Risk

## 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.

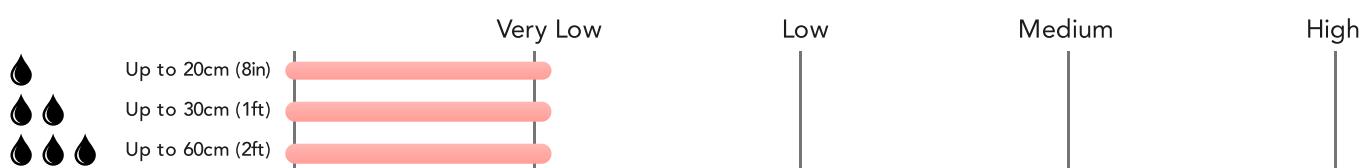


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Chance of flooding to the following depths at this property:

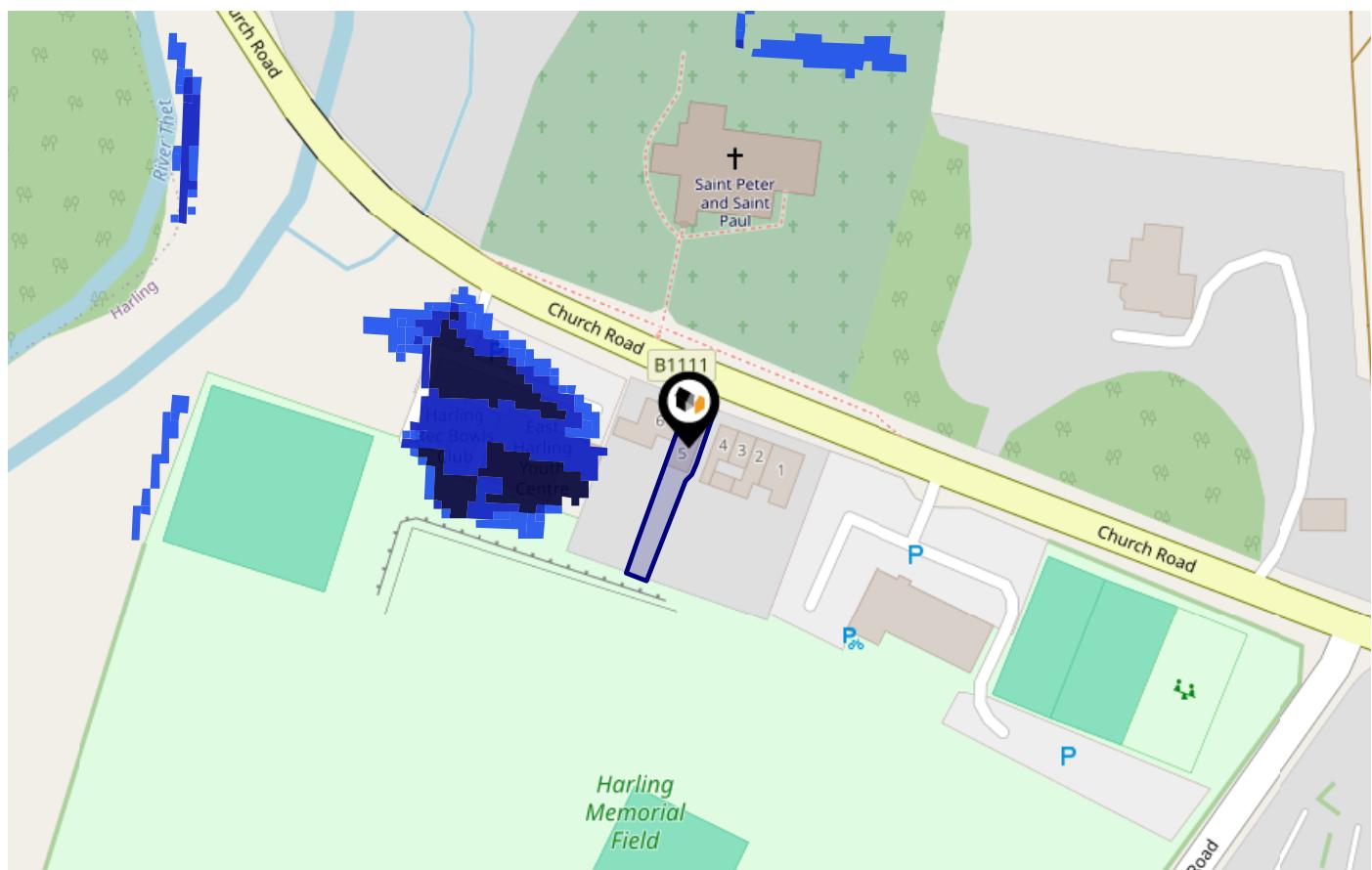


# Flood Risk

## 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

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:

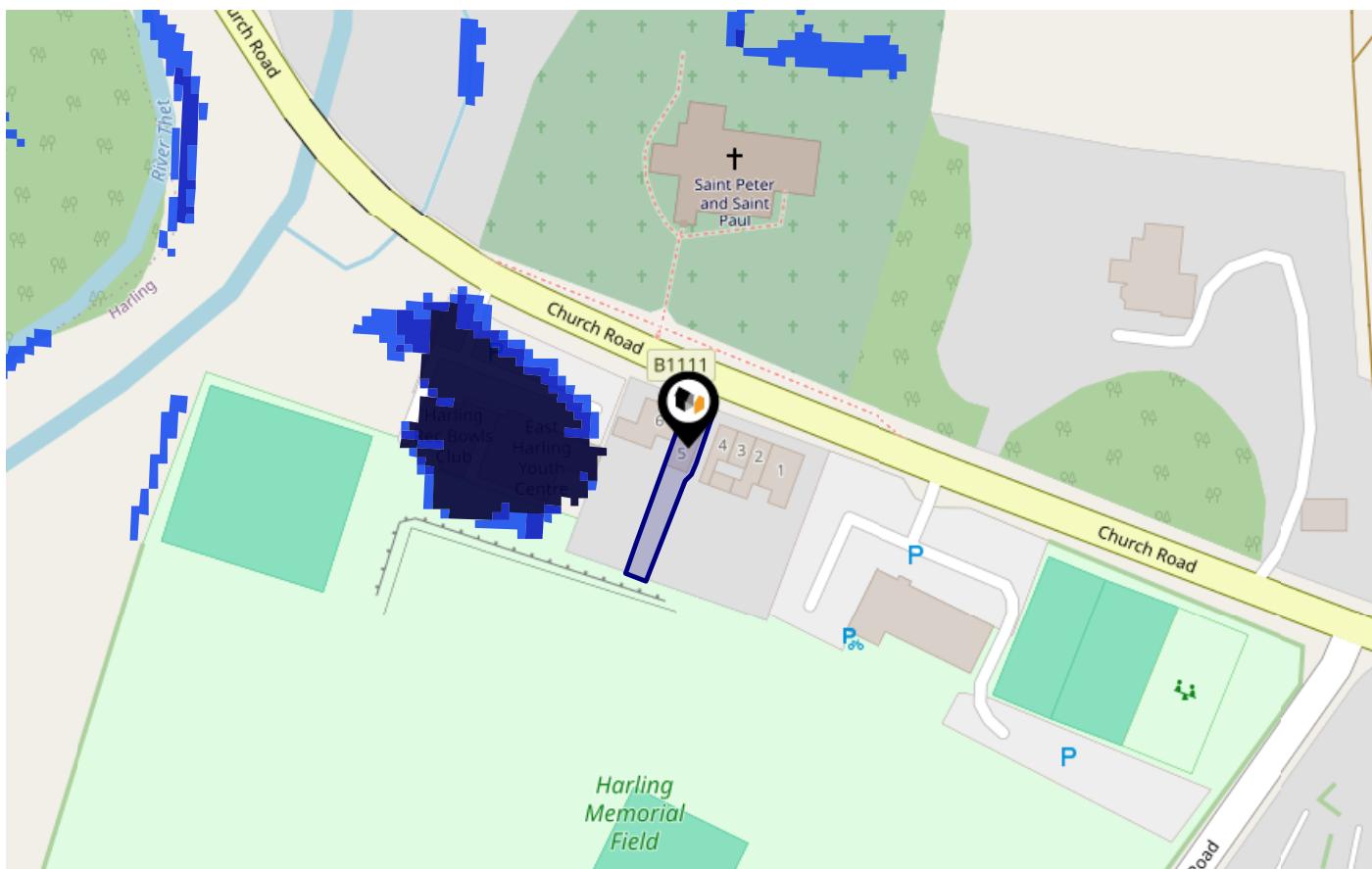


# Flood Risk

## Surface Water - 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.

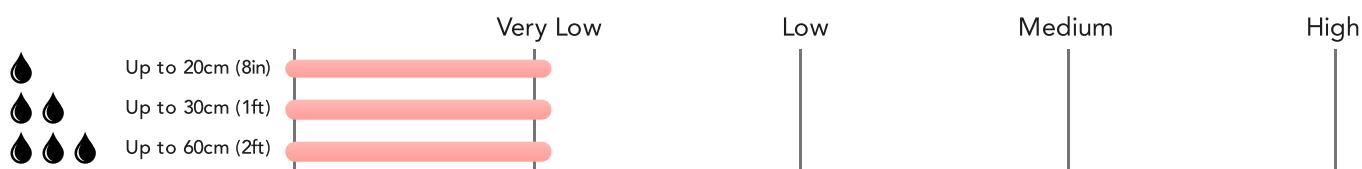


**Risk Rating:** Very low

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.

- 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:

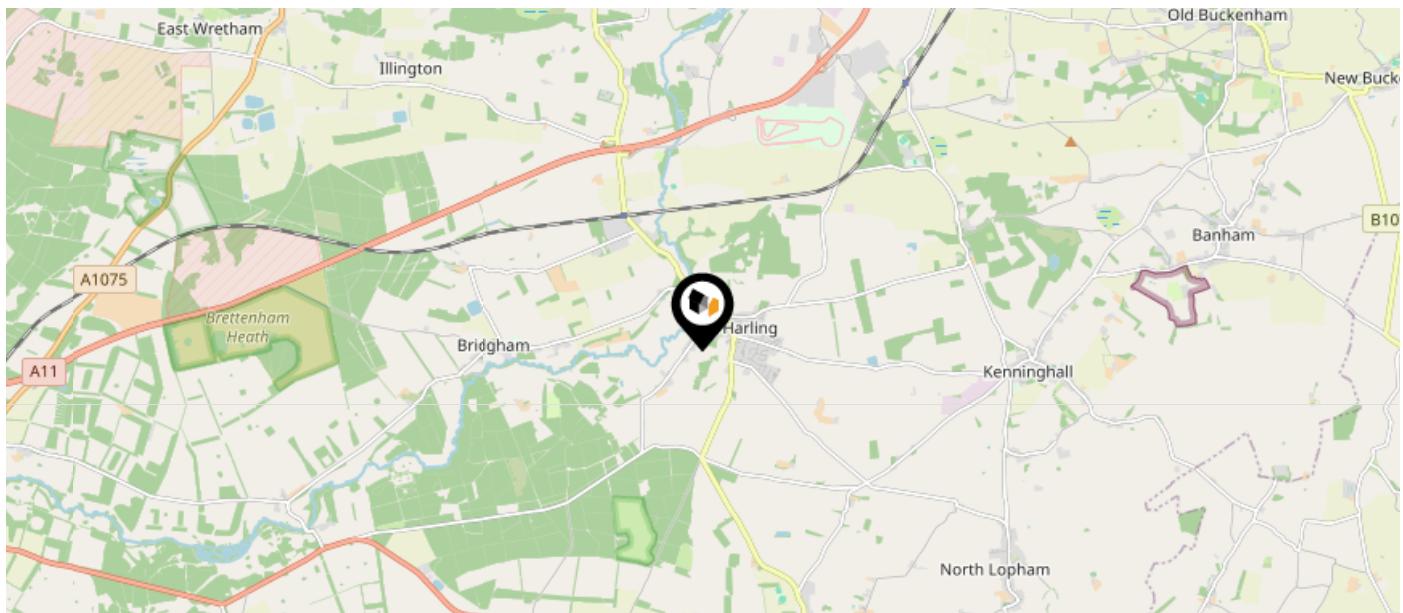


# Maps

## Green Belt



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



### Nearby Green Belt Land

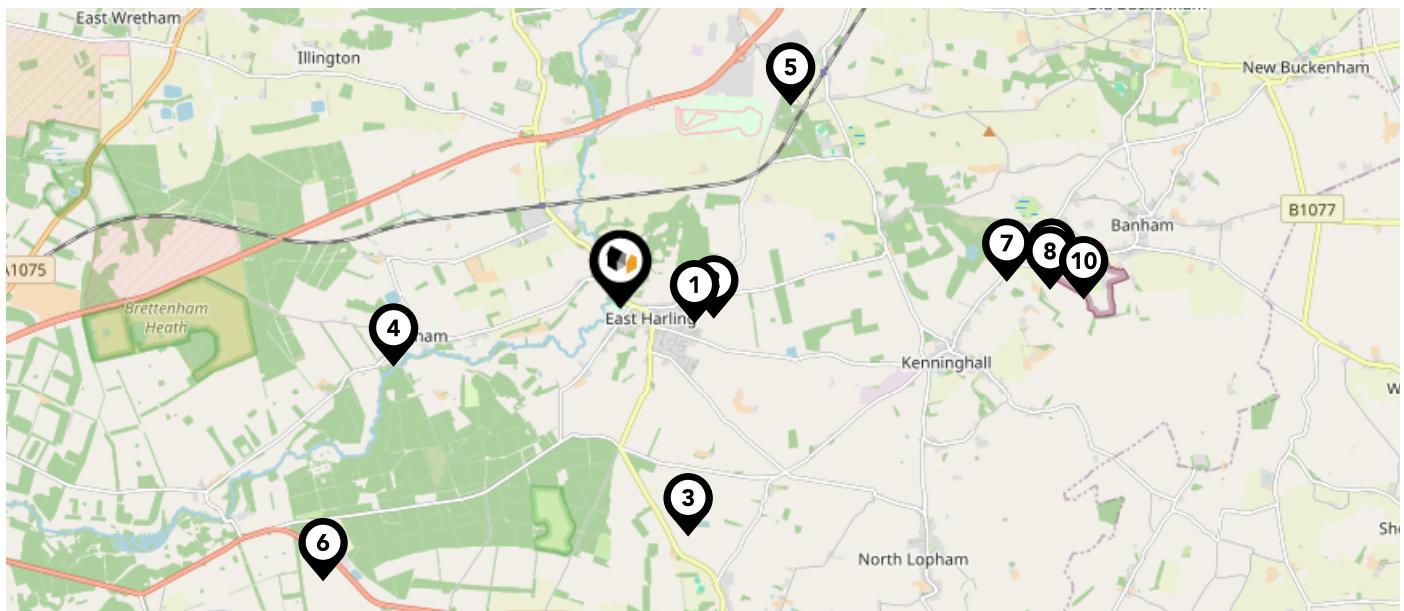
No data available.

# 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

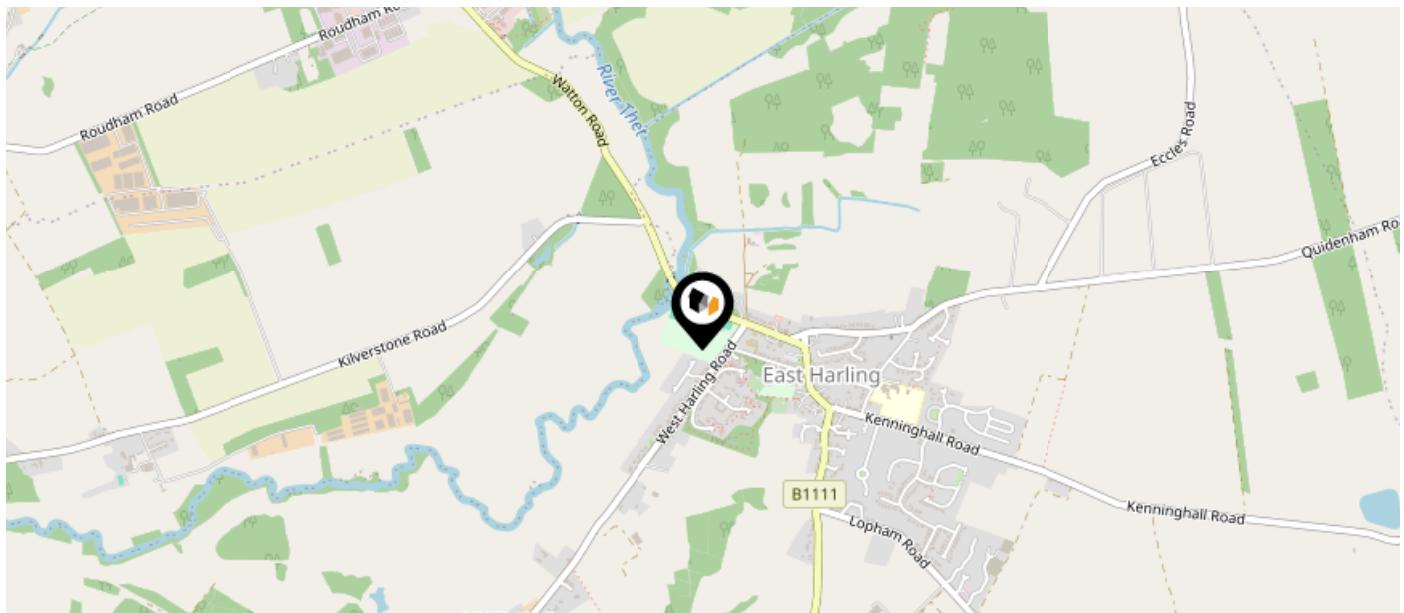
	1	East Harling-East Harling, Breckland, Norfolk	Historic Landfill	<input type="checkbox"/>
	2	Field Lodge-Eccles Road, East Harling	Historic Landfill	<input type="checkbox"/>
	3	EA/EPR/NP3899NS/A001	Active Landfill	<input checked="" type="checkbox"/>
	4	Back Lane-Bridgeham, Breckland	Historic Landfill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

# Maps

## Listed Buildings



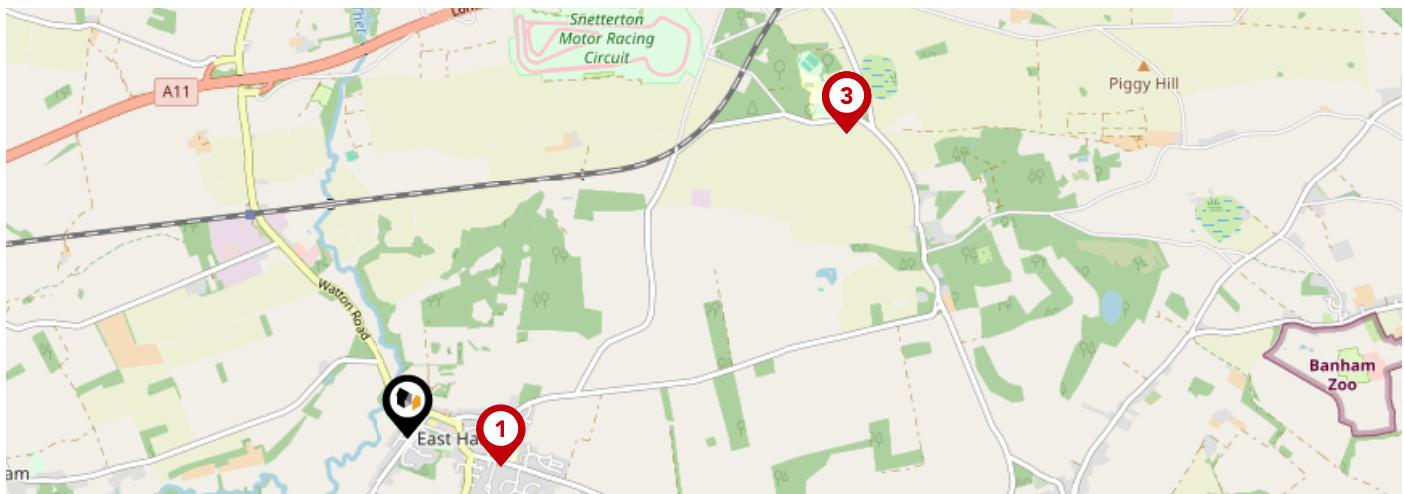
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district

Grade

Distance



Nursery Primary Secondary College Private

**1 East Harling Primary School and Nursery**  
Ofsted Rating: Good | Pupils: 212 | Distance: 0.44



**2 Aurora White House School**  
Ofsted Rating: Good | Pupils: 61 | Distance: 2.41



**3 Aurora Eccles School**  
Ofsted Rating: Not Rated | Pupils: 202 | Distance: 2.41



**4 Kenninghall Primary School**  
Ofsted Rating: Good | Pupils: 106 | Distance: 2.85



**5 Garboldisham Church of England Primary Academy**  
Ofsted Rating: Good | Pupils: 73 | Distance: 3.21



**6 St Andrew's CofE VA Primary School, Lopham**  
Ofsted Rating: Requires improvement | Pupils: 25 | Distance: 3.83

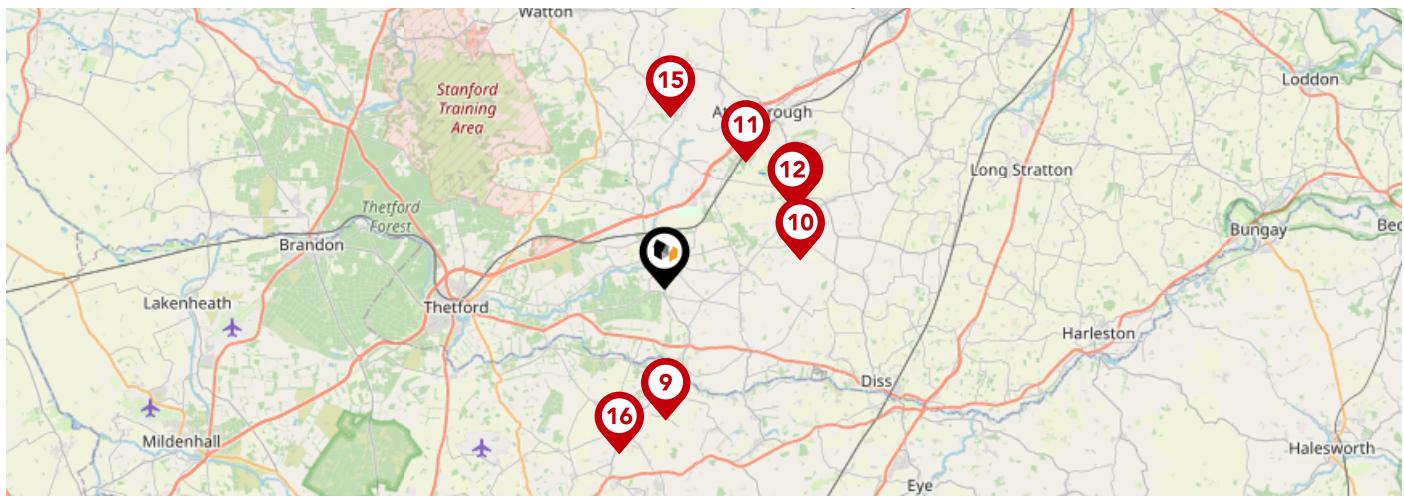


**7 Great Hockham Primary School and Nursery**  
Ofsted Rating: Good | Pupils: 110 | Distance: 4.45



**8 Banham Primary School**  
Ofsted Rating: Outstanding | Pupils: 103 | Distance: 4.71





Nursery Primary Secondary College Private



### Hopton Church of England Voluntary Controlled Primary School

Ofsted Rating: Good | Pupils: 77 | Distance: 4.75



### Acorn Park School

Ofsted Rating: Good | Pupils: 128 | Distance: 5.05



### Rosecroft Primary School

Ofsted Rating: Requires improvement | Pupils: 525 | Distance: 5.43



### Chapel Green School

Ofsted Rating: Good | Pupils: 174 | Distance: 5.53



### Old Buckenham Primary School and Nursery

Ofsted Rating: Good | Pupils: 194 | Distance: 5.68



### Old Buckenham High School

Ofsted Rating: Good | Pupils: 492 | Distance: 5.75



### Rocklands Community Primary School

Ofsted Rating: Good | Pupils: 71 | Distance: 6.2

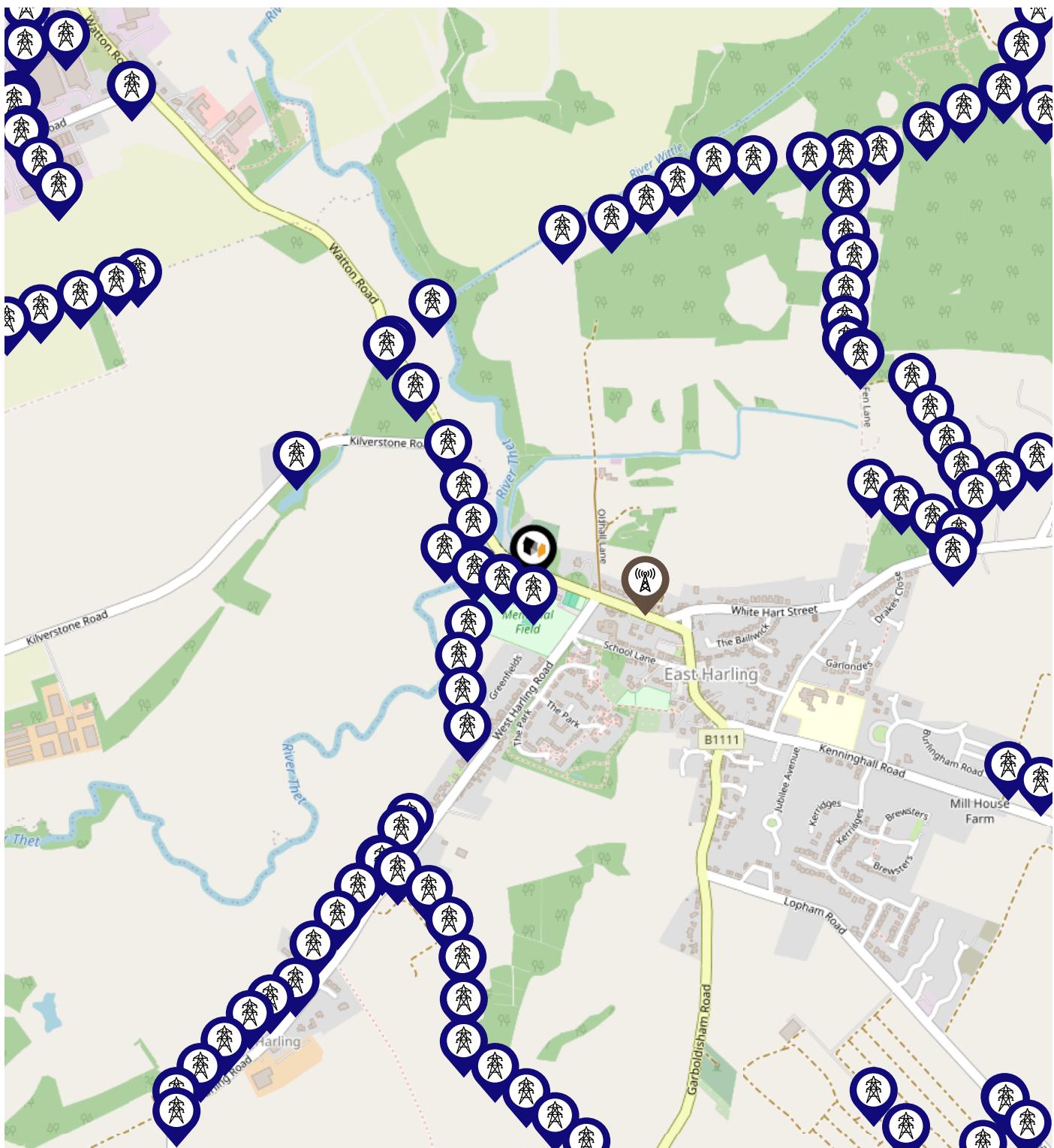


### Barningham Church of England Voluntary Controlled Primary School

Ofsted Rating: Good | Pupils: 81 | Distance: 6.22



# Local Area Masts & Pylons

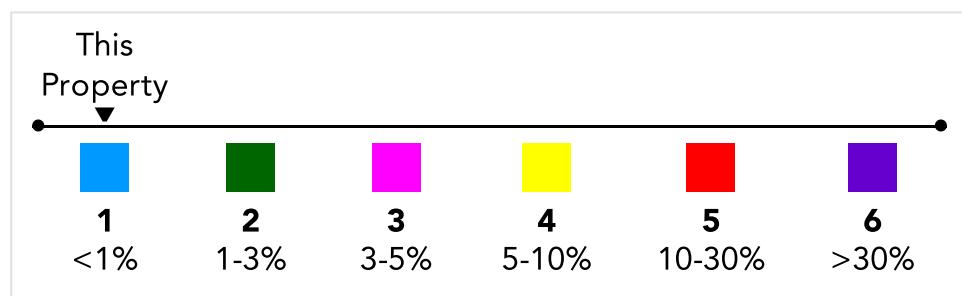
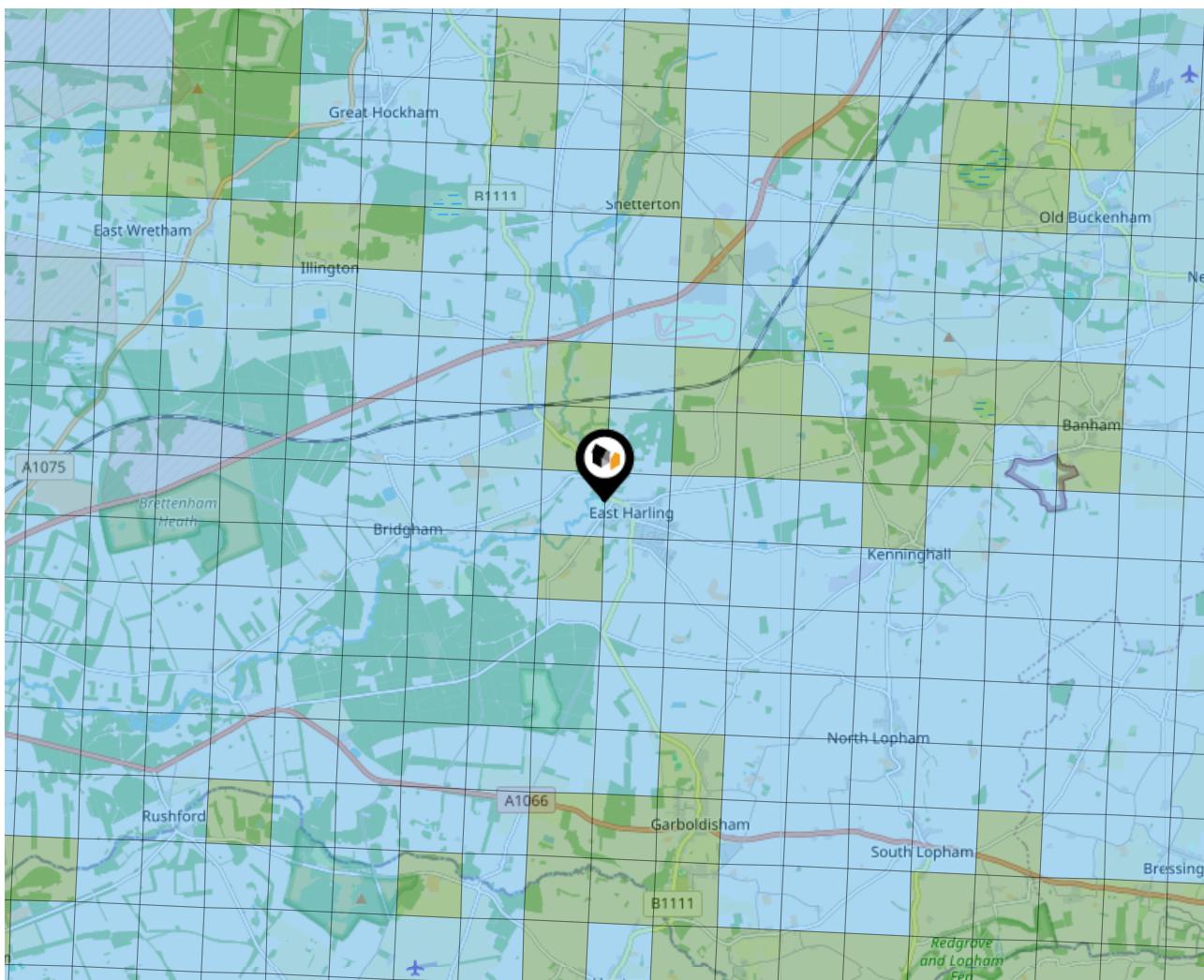


## Key:

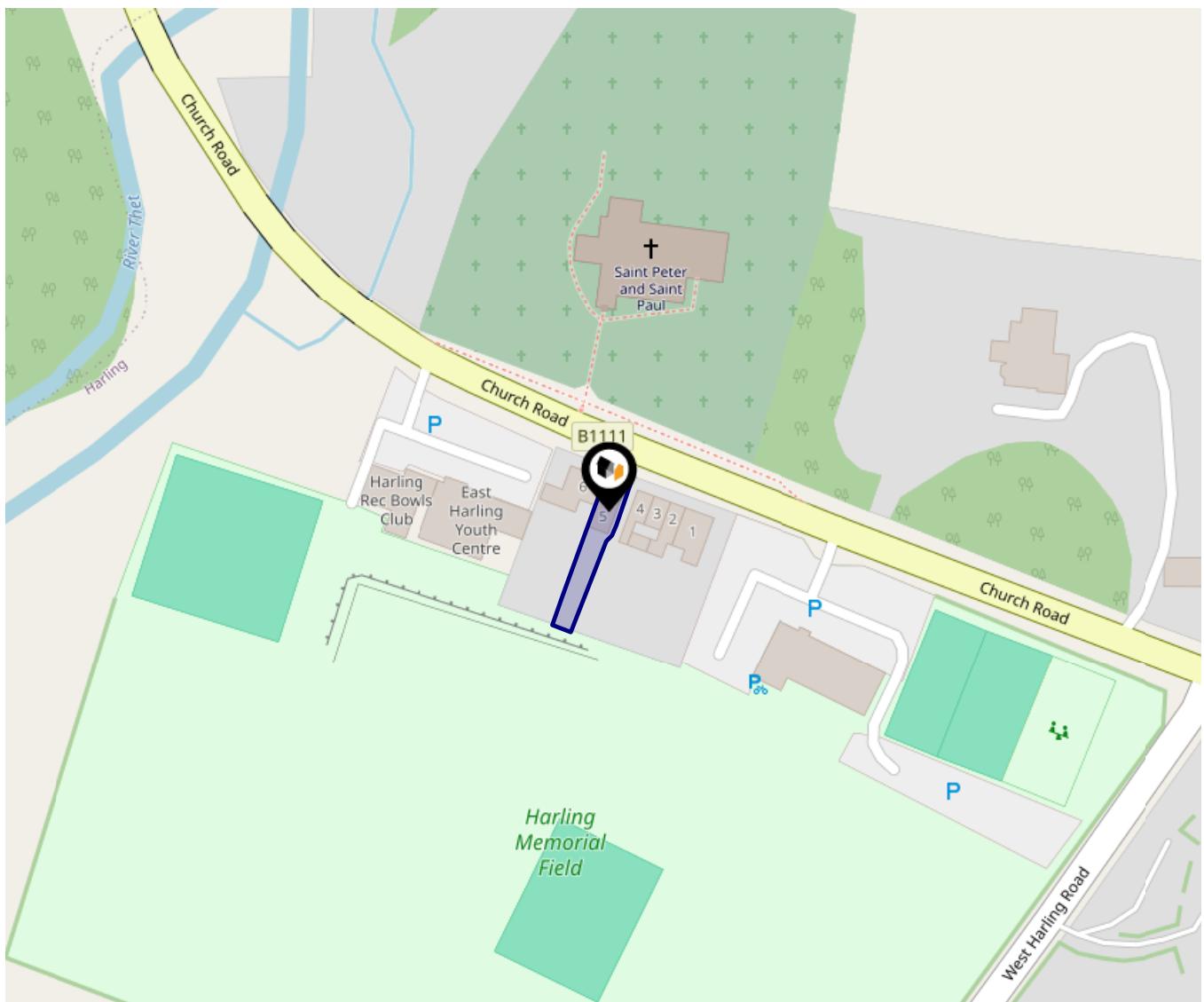
- Power Pylons
- Communication Masts

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



# 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)

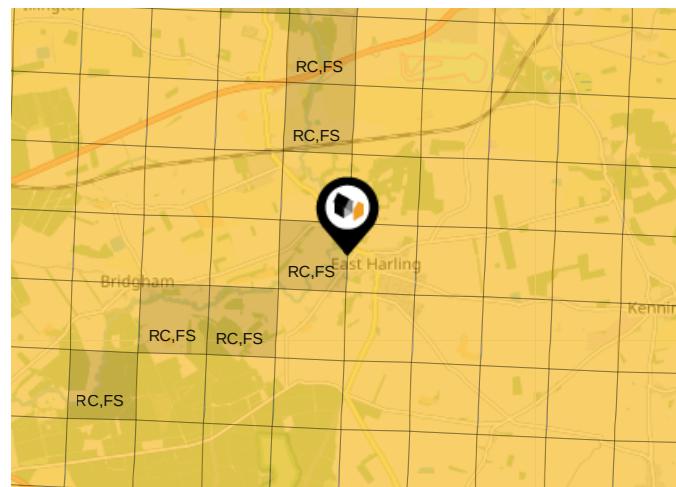
**Carbon Content:** NONE

**Parent Material Grain:** PEAT

**Soil Group:** ALL

**Soil Texture:** PEAT

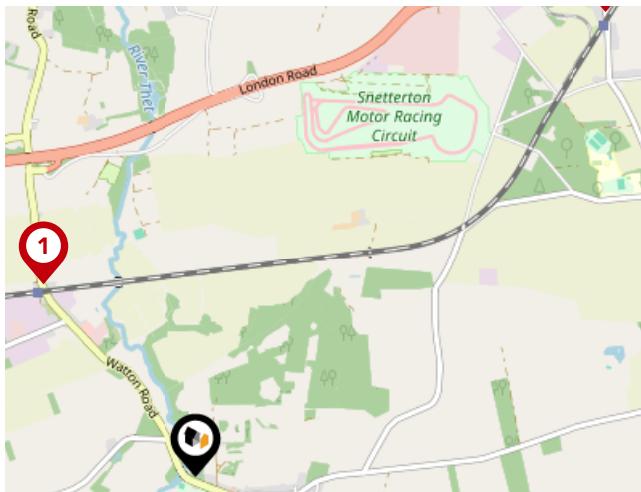
**Soil Depth:** DEEP



## 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	Harling Road Rail Station	1.1 miles
2	Eccles Road Rail Station	2.8 miles
3	Attleborough Rail Station	6.48 miles



## Trunk Roads/Motorways

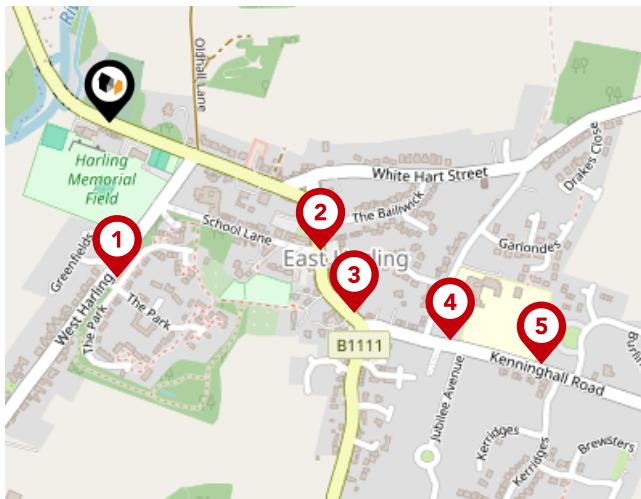
Pin	Name	Distance
1	M11 J9	40.78 miles
2	M11 J10	40.93 miles
3	M11 J11	39.87 miles
4	M11 J13	39.21 miles
5	M11 J14	39.03 miles



## Airports/Helipads

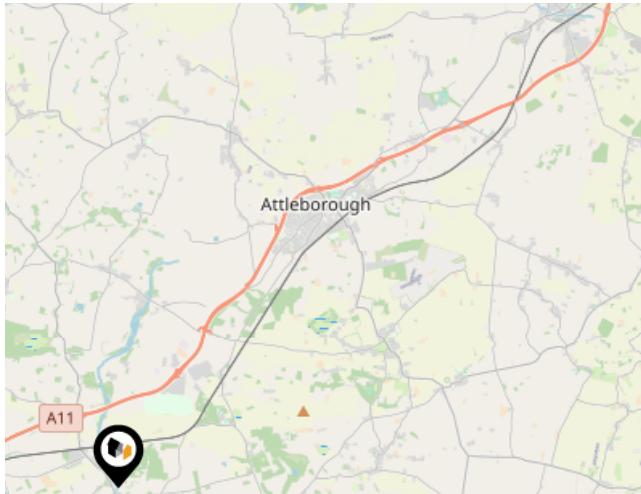
Pin	Name	Distance
1	Norwich International Airport	21.65 miles
2	Cambridge	35.7 miles
3	Stansted Airport	47.43 miles
4	Southend-on-Sea	61.09 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Park Court	0.18 miles
2	Market Place	0.28 miles
3	Pound Corner	0.35 miles
4	Jubilee Avenue	0.46 miles
5	Kerridges	0.56 miles



## Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	11.64 miles



### **Whittley Parish | Attleborough**

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.

# Whittley Parish | Attleborough

## Testimonials



### 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 Whitley 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.



/whittleywardmanagementltd



/whittleyward/?hl=en



/whittleyward

# Whittley 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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Whittley Parish | Attleborough

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

