MONEY PROPERTIES
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14 Hamblings Piece, East Harling

Material Information Pack

14 Hamblings Piece East Harling, Norwich, NR16 2PZ

Kotini has gathered this property information and the sellers have confirmed it to be accurate as of:

14/09/2026 19:26

Introduction

Estate agents are required to provide consumers with 'material information' in property listings to ensure they can make an informed decision when buying a property. Material information is information that the average person needs in order to make an informed transactional decision basically, whether a person decides to enquire further, view, or buy /rent a property.

The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, is providing this information so that you can make an informed decison.

If you have any questions about the information contained in this report, please contact your estate agent.



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Part A

Ownership

Council Tax

Energy Performance Certificate

Type of construction

Part A contains the information considered material for all properties regardless of location. Expect to see in this section details of the ownership, e.g. Freehold, Leasehold, or something else, as well as anything that would directly impact a buyer financially, such as council tax, ground rent, service charges, or any additional costs associated with the property.



Ownership - NK7733

Tenure of the property
Freehold

Title number
NK7733

Is the whole freehold being sold
Yes

End of section



Council Tax

Council Tax band
C

Annual Council Tax
1608.0

Alterations affecting the Council Tax band
No

End of section

Energy Performance Certificate

Date of inspection
2026-07-15

Certificate date (valid for 10yrs)
2026-07-15

Certificate number
9356-3064-0203-4846-5200

Current Energy Performance rating
D

Current energy efficiency
63

Potential Energy Performance rating
C

Potential energy efficiency
74

End of section



Type of construction

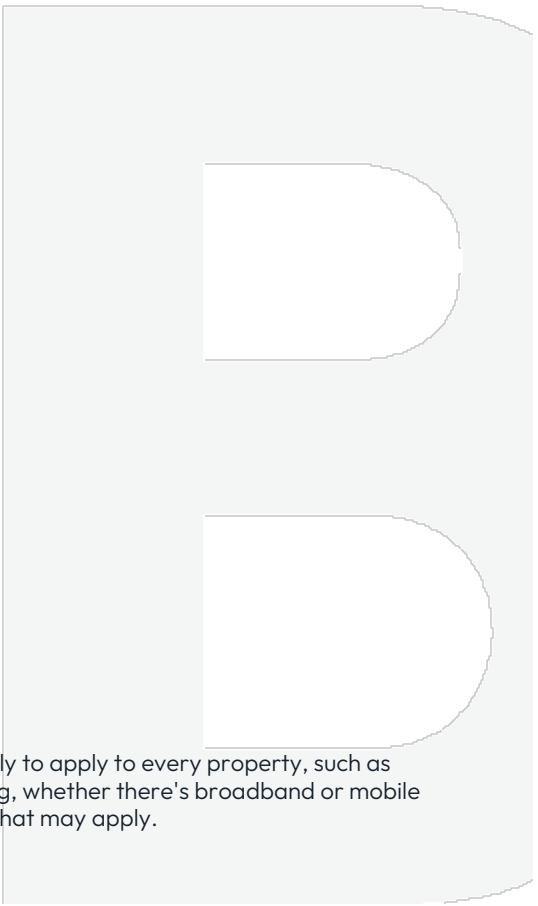
Type of property
Bungalow

Built form
Detached

Property used for non-residential purposes
No

Property built with standard forms of construction
Yes

End of section

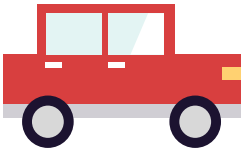


Part B

Parking

Utilities

Part B contains property information that's likely to apply to every property, such as utilities (water, heating, electricity, etc.), parking, whether there's broadband or mobile coverage at the property and any restrictions that may apply.



Parking

Types of parking available
Garage, Driveway, Off Street

Controlled parking in place
No

Disabled parking available
No

Electrical vehicle charging point at the property
No

End of section



Utilities

Electricity

Property connected to mains electricity
Yes

Other sources of electricity connected to the property
No

Solar or photovoltaic panels installed at the property
No

Heating

Type of heating system
Central heating

Central heating fuel
Mains gas

Is the heating system in good working order
Yes

Other heating features at the property
Double glazing

Water

Mains water connected to the property
Yes

Is the mains water supply metered
Yes

Drainage

Surface water drainage connected to the property
No

Mains foul drainage connected to the property
Yes

Broadband

Broadband connection at the property
FTTP (Fibre to the Premises)

Mobile coverage

Mobile signal issues at the property
Yes

Details of the mobile signal issues
East Harling sits in a dip, major providers you'll only get 1 or 2 bars

End of section

Part C

Building safety

Listing status

Conservation

Tree preservation orders

Environmental issues

Rights and informal arrangements

Notices

Accessibility adaptations

Part C contains property information that may need to be disclosed if the property is impacted by it, such as building safety issues, planning permission issues, and environmental risks. Where a property is impacted, enquire with the agent for more details.



Building safety

Building safety issues at the property

No

End of section



Listing status

Listed building in England or Wales

No

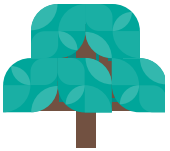
End of section

Conservation

Located in a designated conservation area

No

End of section



Tree Preservation Orders

Tree preservation order in place

No

End of section

Environmental issues

Flooding

Property flooded before
No

Property at risk of flooding
No

Flood defences in place
No

Coastal erosion

Coastal erosion risk
No

Coal mining

Coal mining risk
No

Other mining

Other mining risk
No

End of section

Rights and informal arrangements

Do the owners of any other properties exercise any rights or arrangements over this property?

No

End of section



Notices

Infrastructure project notice(s)
No

Neighbour development notice(s)
No

Listed building application notice(s)
No

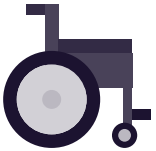
Party wall act notice(s)
No

Planning application notice(s)
No

Required maintenance notice(s)
No

Other notices
No

End of section



Accessibility adaptations

Accessibility adaptations at the property

No accessibility adaptations

End of section