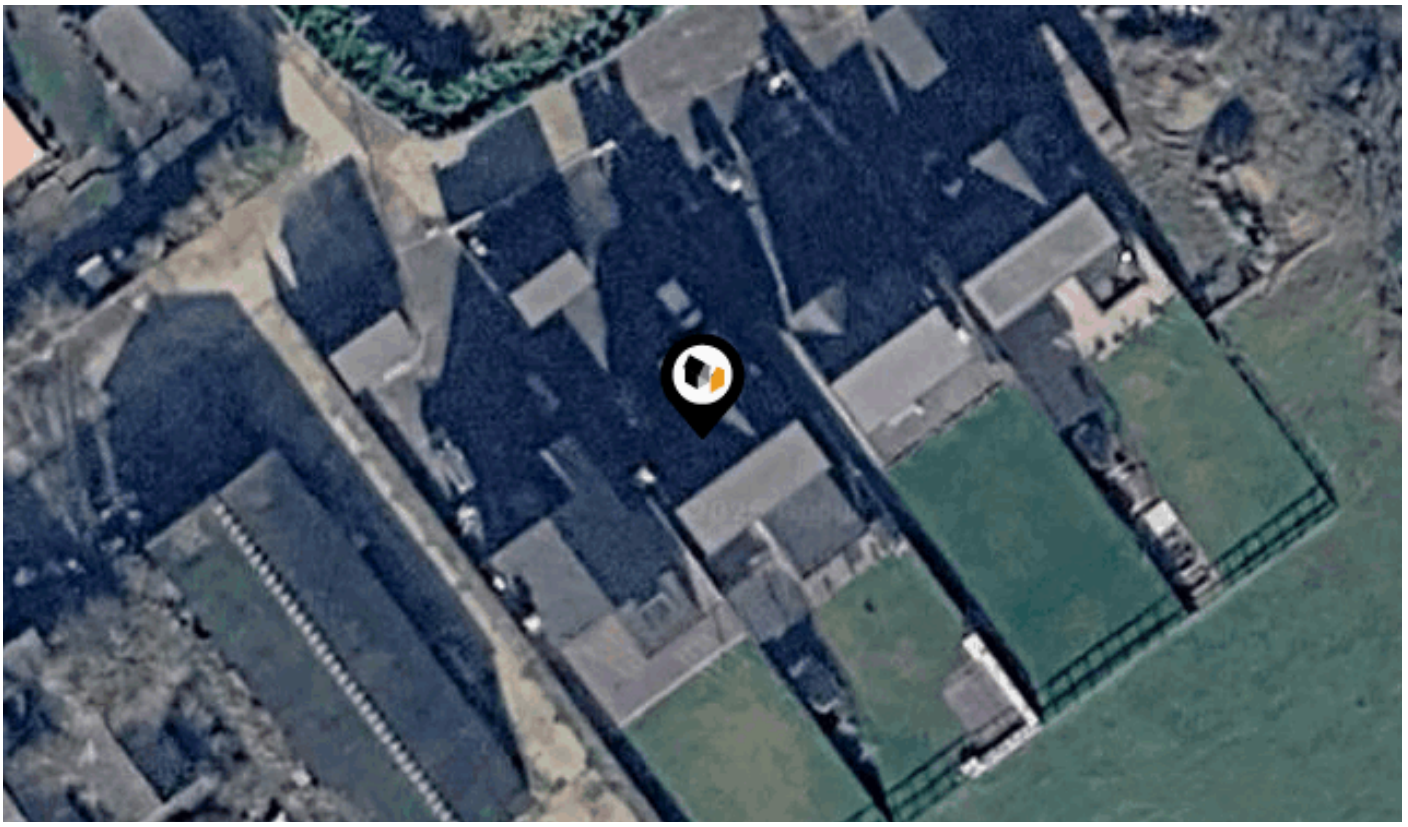
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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st October 2026



85, WEST HARLING ROAD, EAST HARLING, NORWICH, NR16 2SQ

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

01953 711839

nick@whittleyparish.com

www.whittleyparish.com

arla | propertymark PROTECTED

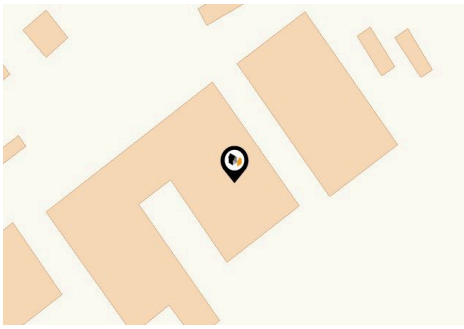
naea | propertymark PROTECTED

The Property Ombudsman

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Property
Overview







Property

Type:	Detached
Bedrooms:	5
Floor Area:	3,056 ft^2 / 284 m^2
Council Tax :	Band F
Annual Estimate:	£3,530
UPRN:	10096179431
Restrictive Covenants:	Yes

Local Area

Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

21 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

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Gallery
Photos













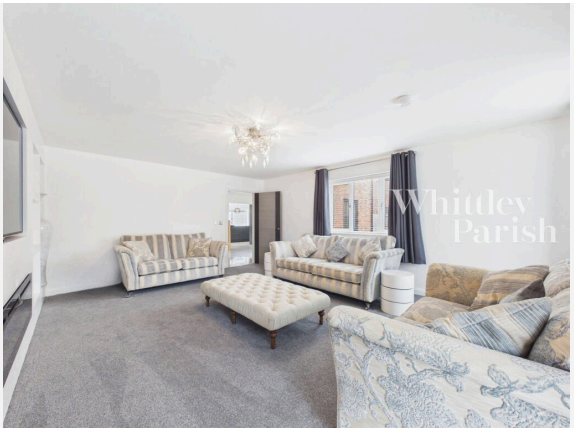


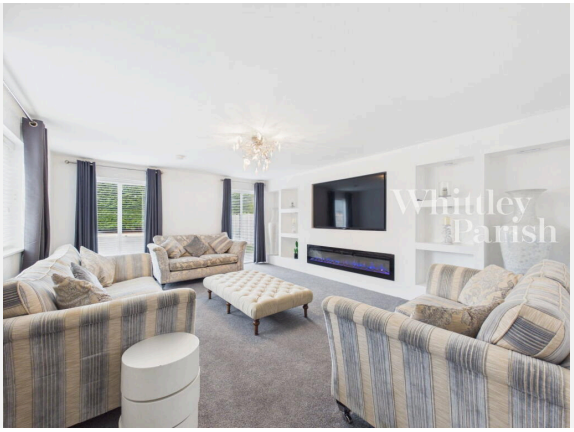


Gallery
Photos

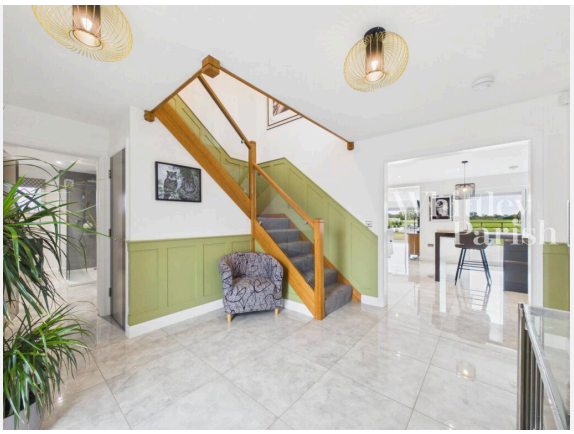


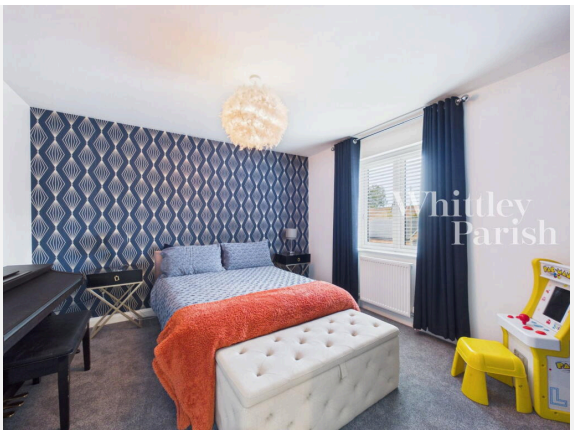














Gallery
Photos



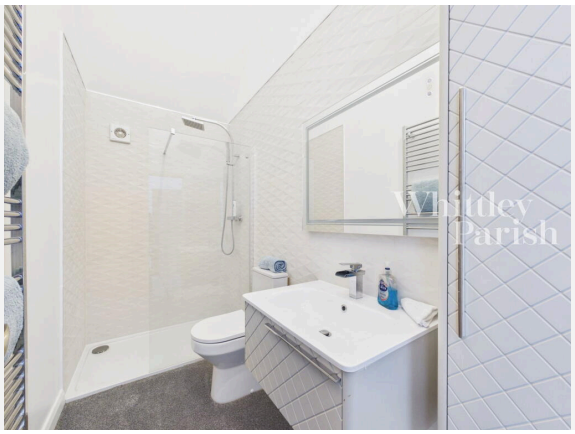






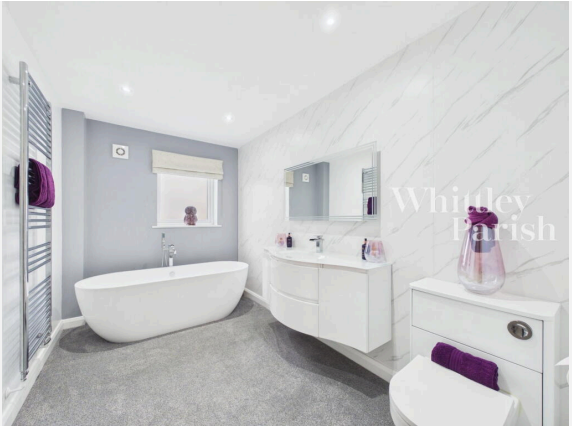




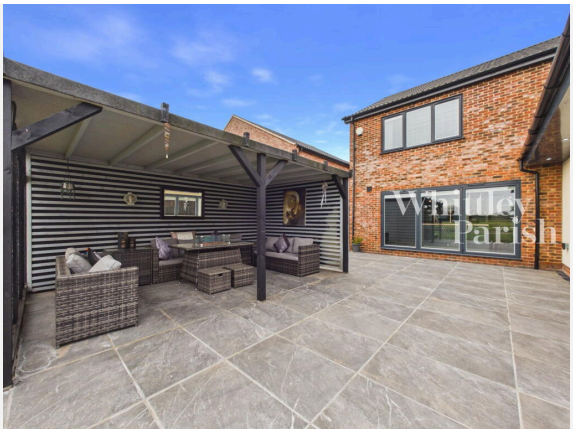




Gallery
Photos









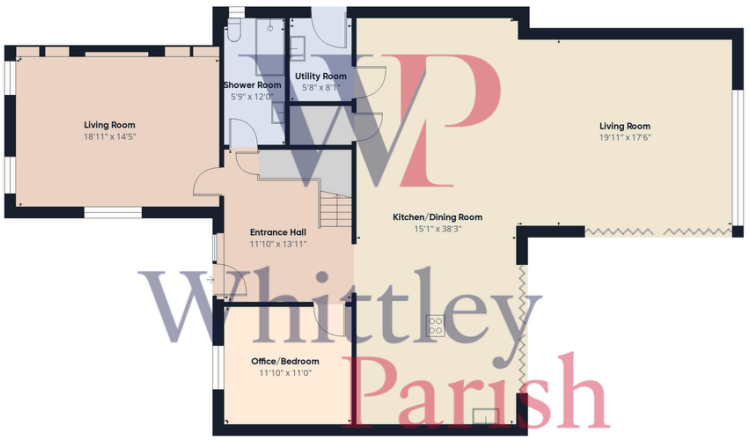




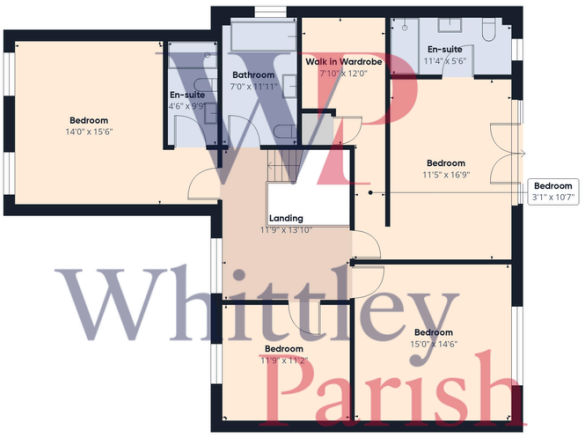


Gallery
Floorplan

85, WEST HARLING ROAD, EAST HARLING, NORWICH, NR16 2SQ



Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)
3056 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Whittley Parish

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Gallery
Floorplan

85, WEST HARLING ROAD, EAST HARLING, NORWICH, NR16 2SQ



Floor 0 Building 2

Approximate total area(1)
338 ft²

(1) Excluding balconies and terraces

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

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Property
EPC - Certificate

Owls Rest, 85 West Harling Road, NR16 2SQ

Energy rating

C

Valid until 29.01.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 | B
69-80	C	77 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Property

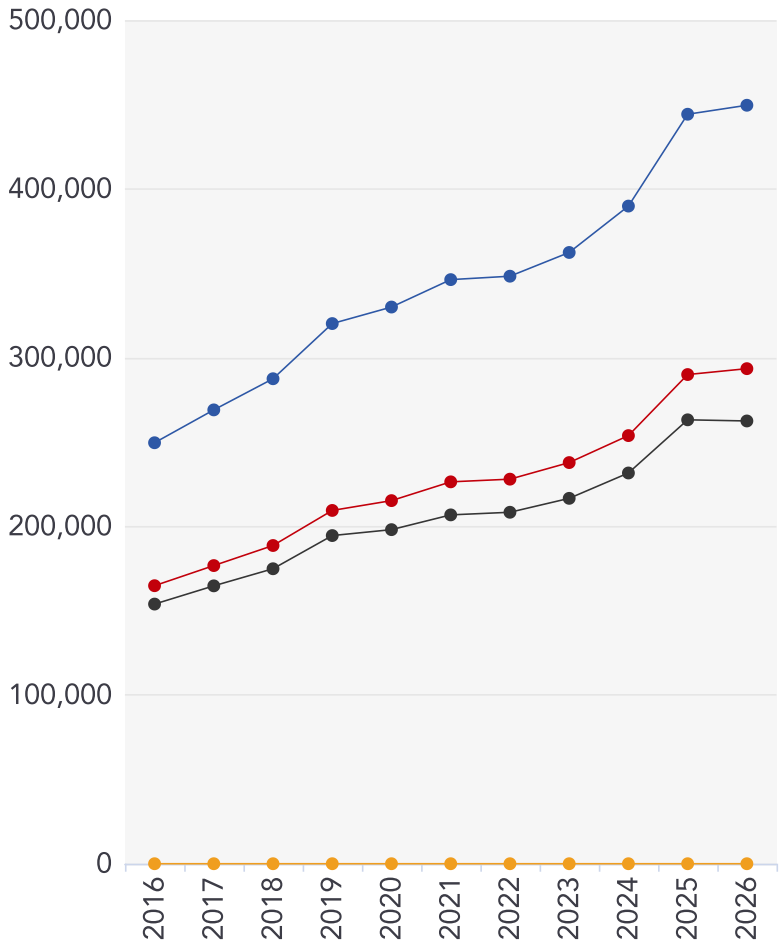
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â¦K
Total Floor Area:	284 m^2

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%

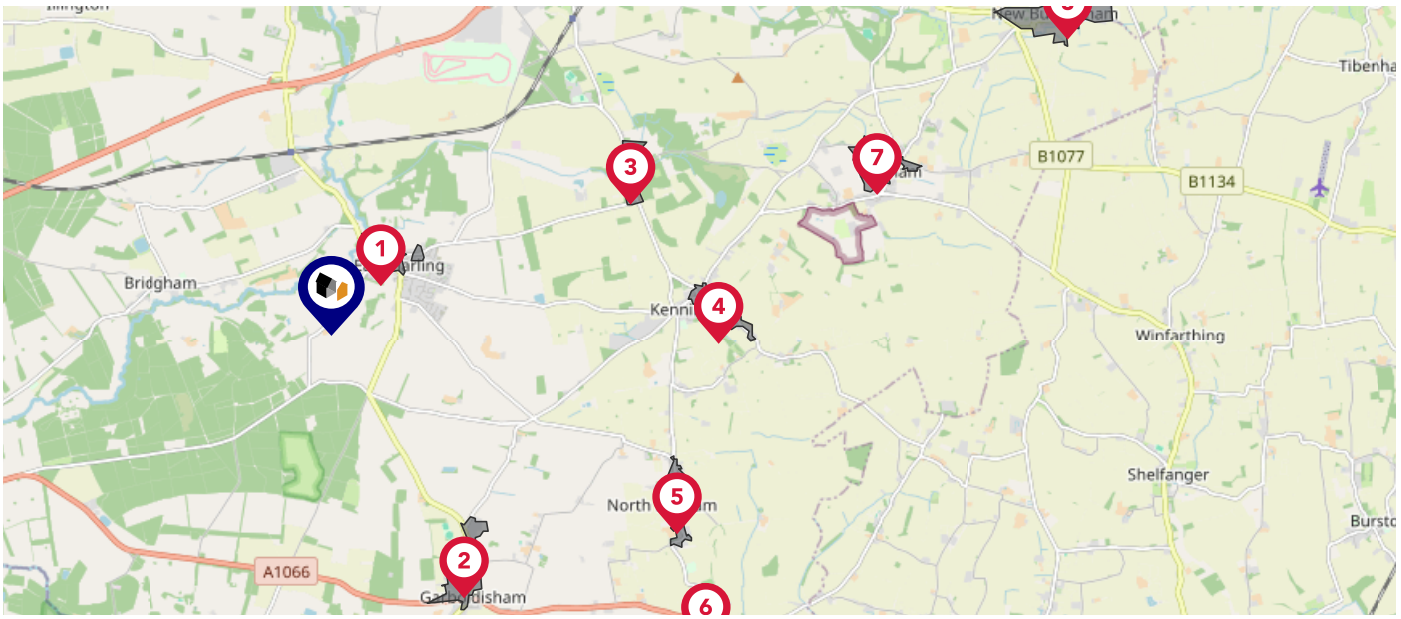
Flat

+49.65%

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Maps
Conservation Areas

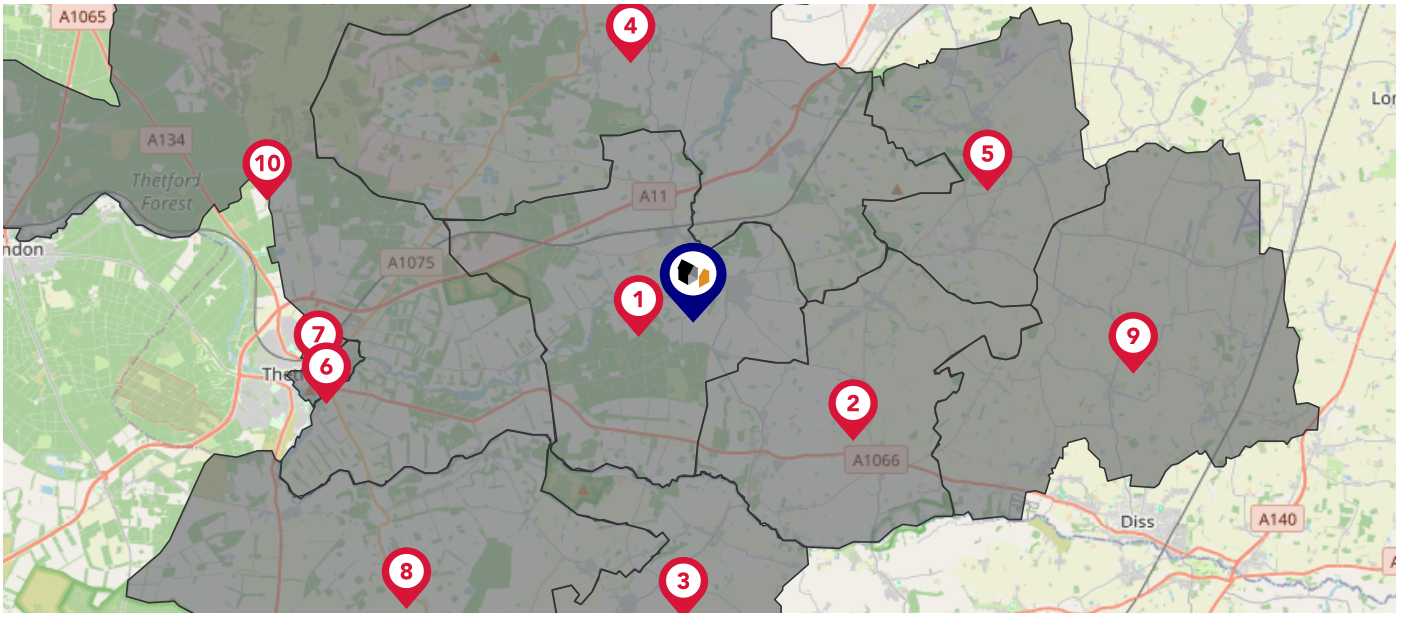
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	East Harling
2	Garboldisham
3	Quidenham
4	Kenninghall
5	North Lopham
6	South Lopham
7	Banham
8	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



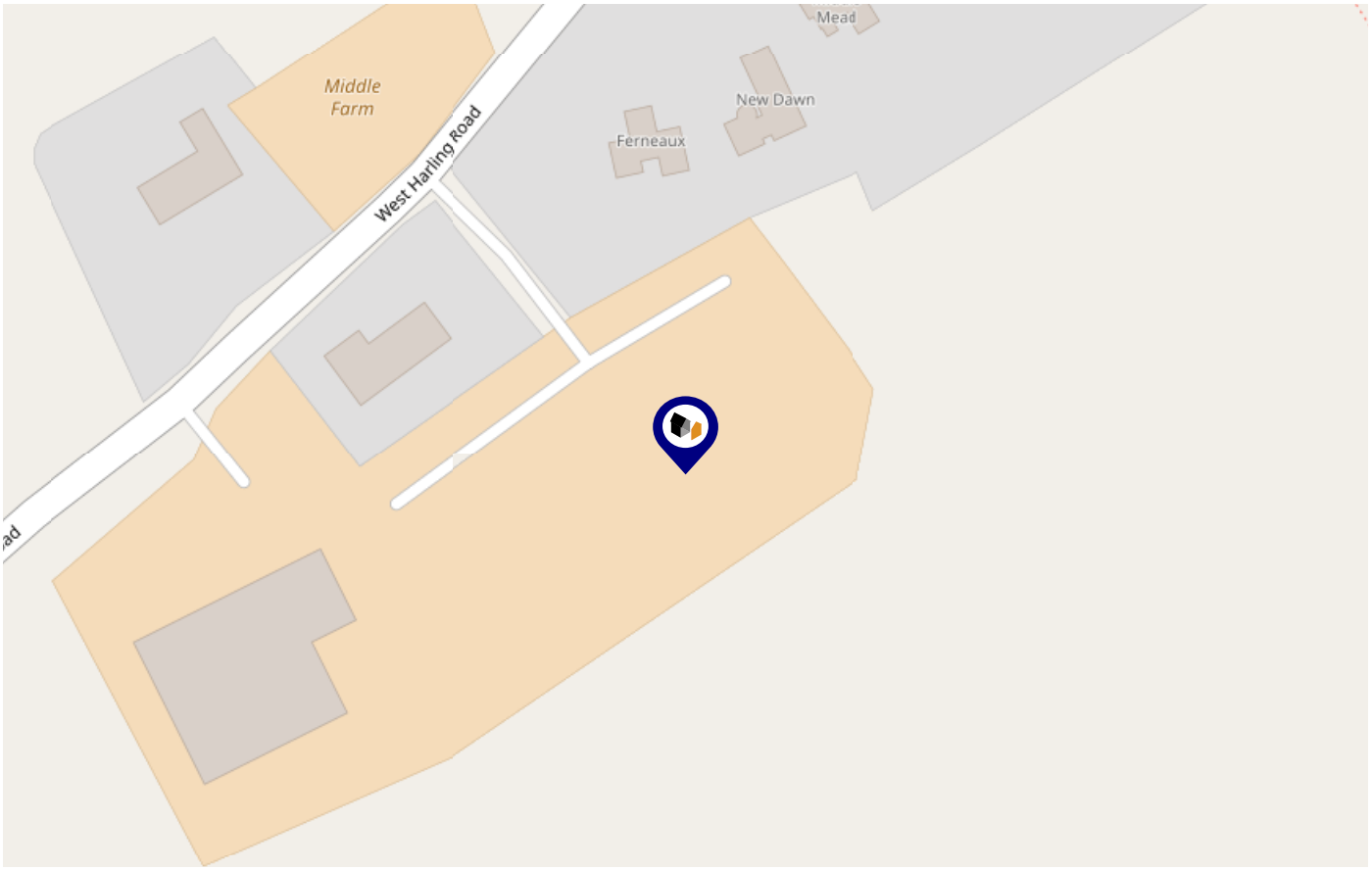
Nearby Council Wards

1	Harling & Heathlands Ward
2	Guiltcross Ward
3	Barningham Ward
4	All Saints & Wayland Ward
5	The Buckenhams & Banham Ward
6	Thetford Castle Ward
7	Thetford Boudica Ward
8	Bardwell Ward
9	Bressingham & Burston Ward
10	Forest Ward

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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.

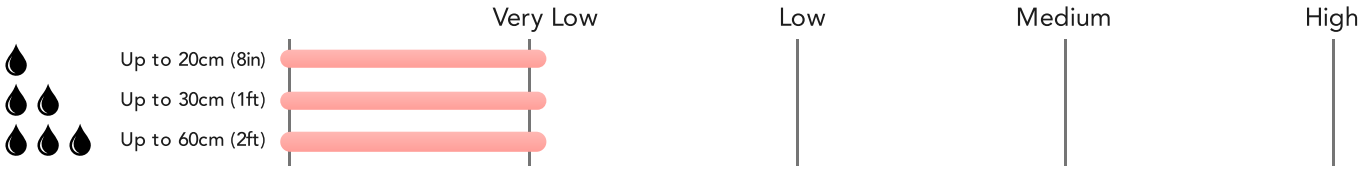


Risk Rating: Very low

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.

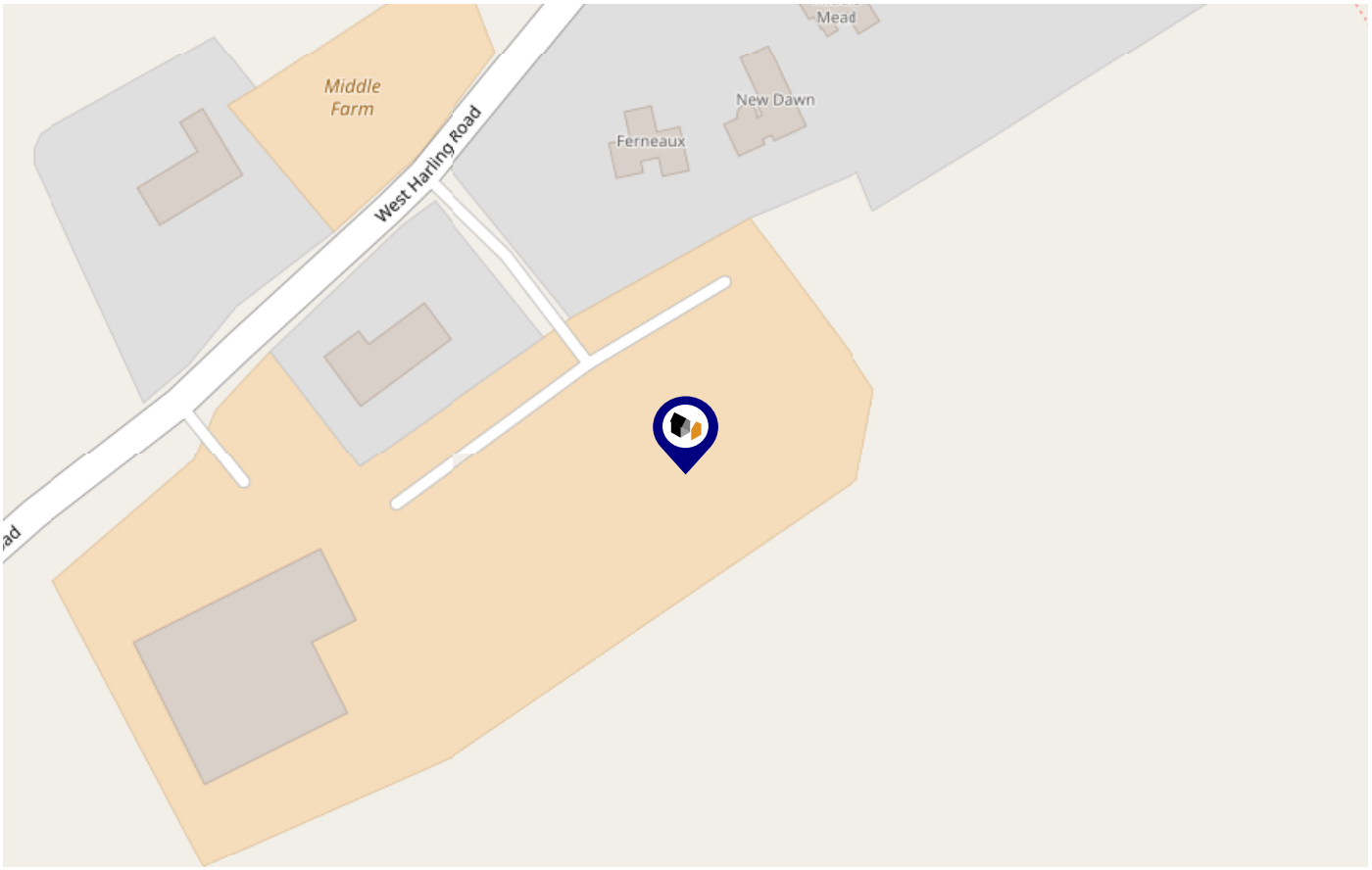
Chance of flooding to the following depths at this property:



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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.

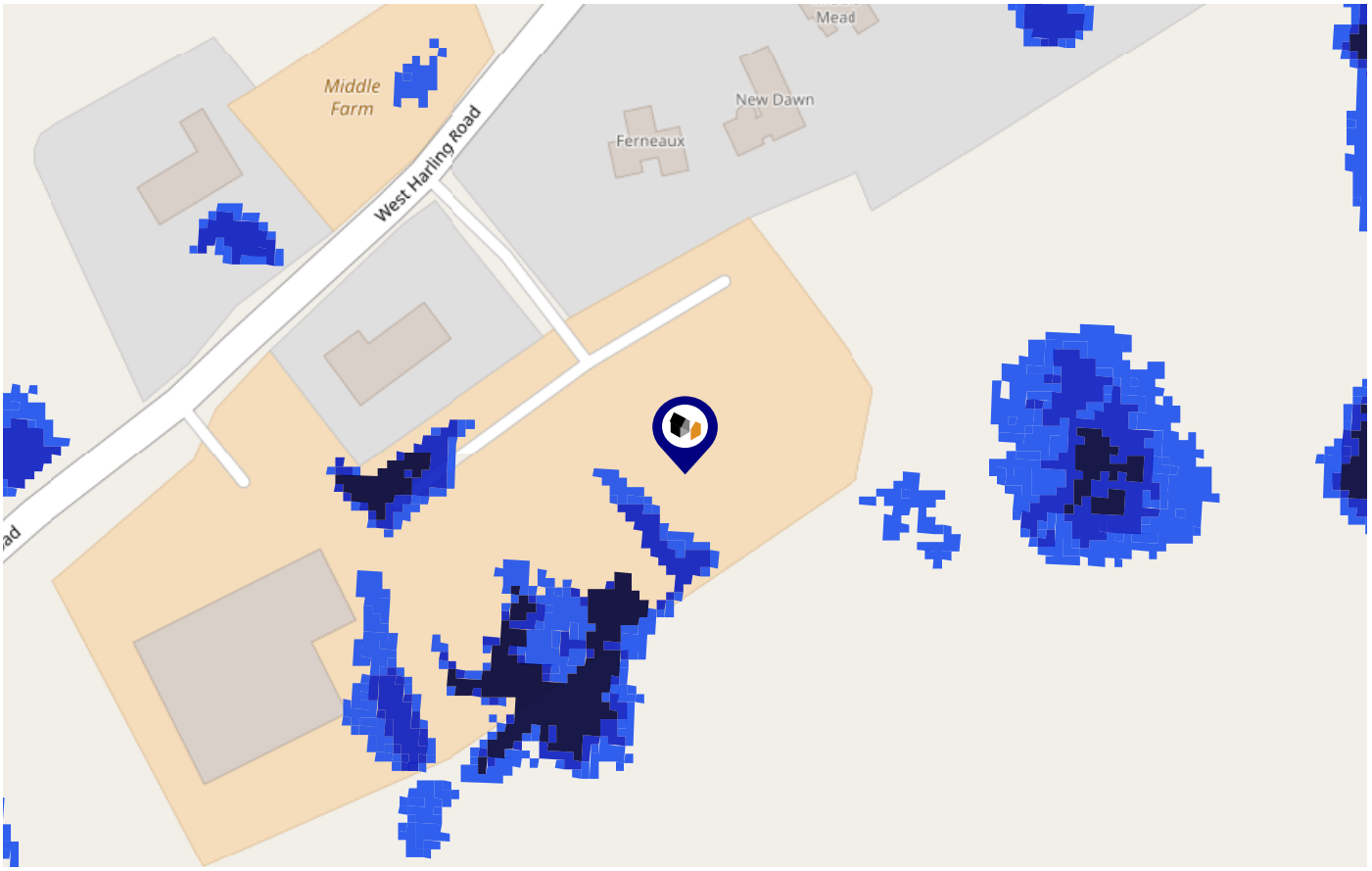
Chance of flooding to the following depths at this property:



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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.

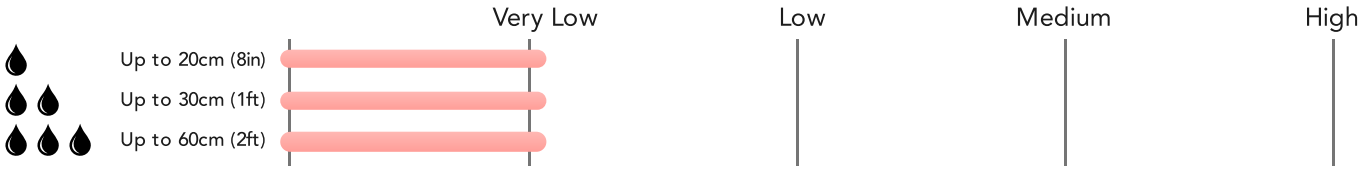


Risk Rating: Very low

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.

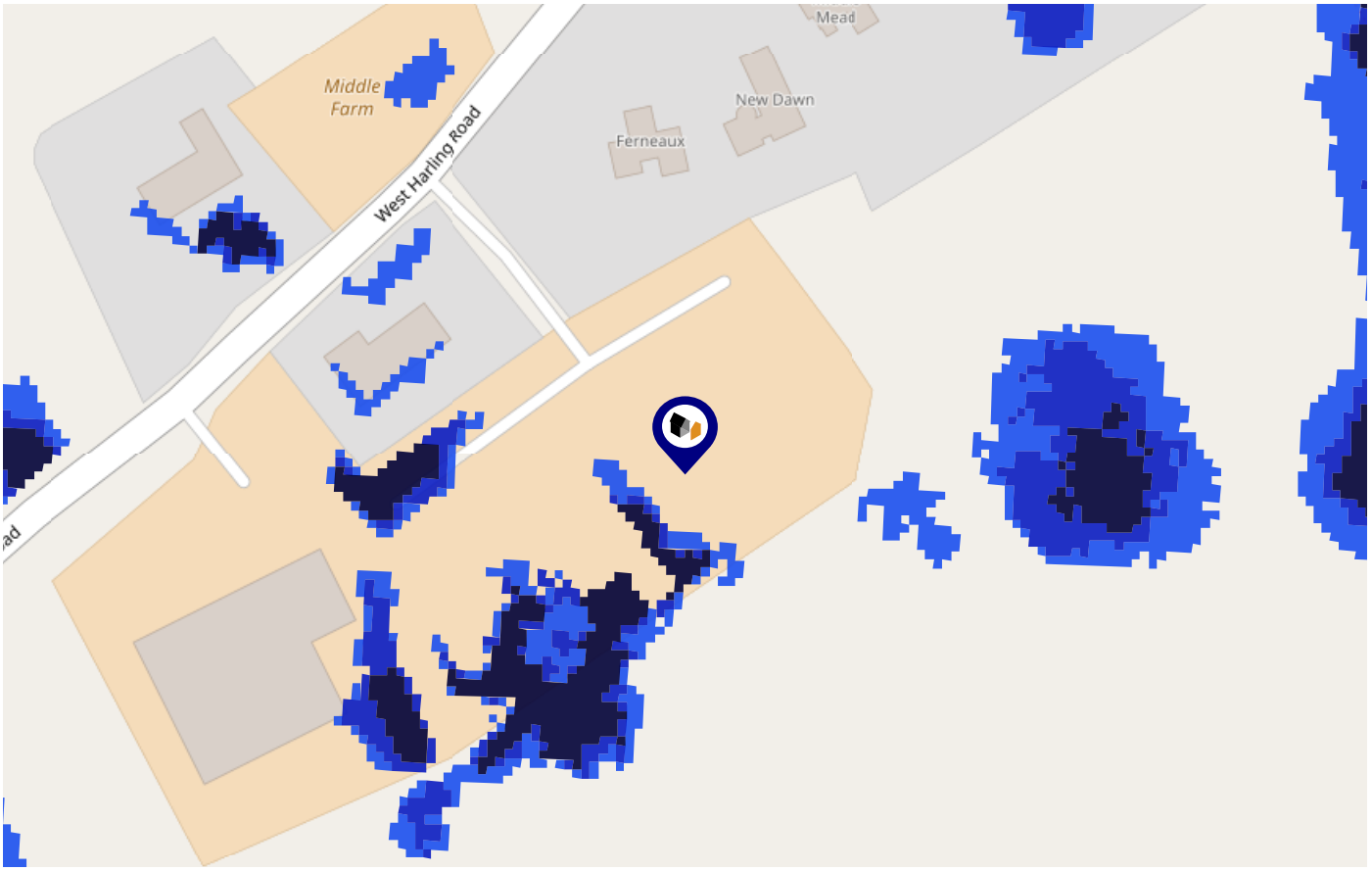
Chance of flooding to the following depths at this property:



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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:



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Maps
Landfill Sites

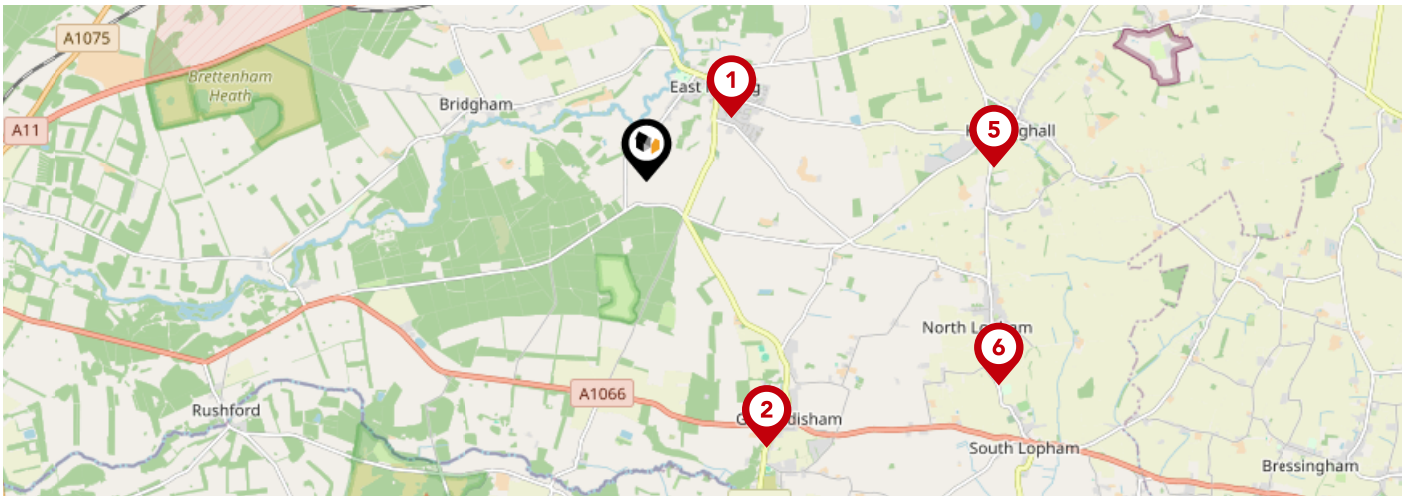
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

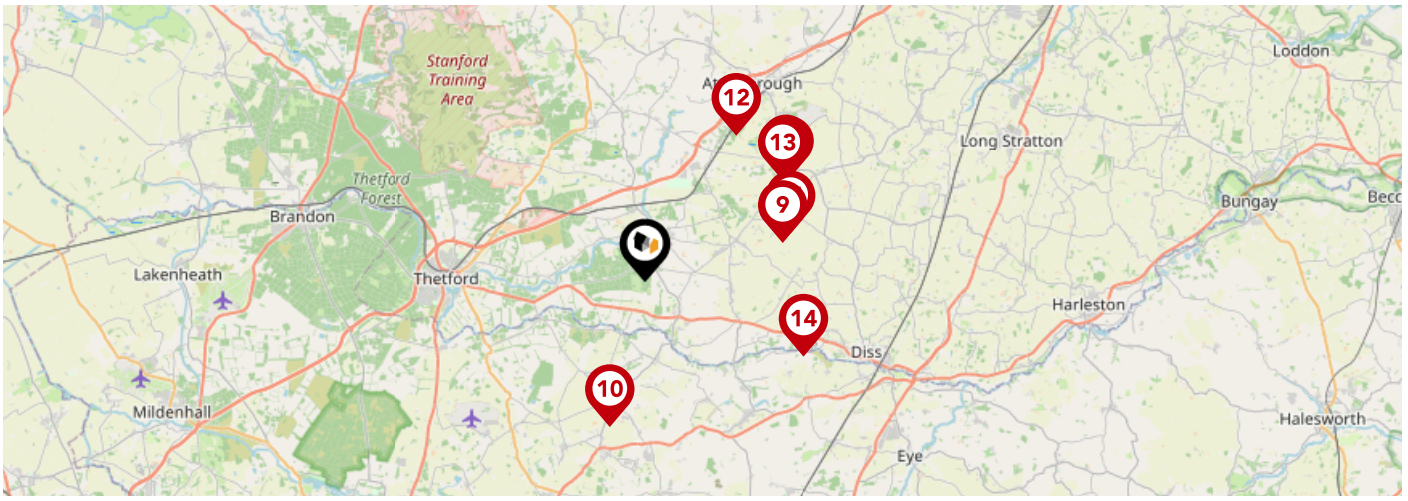
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**East Harling Primary School and Nursery** Ofsted Rating: Good | Pupils: 212 | Distance:0.96	☐	☑	☐	☐	☐
2	**Garboldisham Church of England Primary Academy** Ofsted Rating: Good | Pupils: 73 | Distance:2.64	☐	☑	☐	☐	☐
3	**Aurora White House School** Ofsted Rating: Good | Pupils: 61 | Distance:3.13	☐	☐	☑	☐	☐
4	**Aurora Eccles School** Ofsted Rating: Not Rated | Pupils: 202 | Distance:3.13	☐	☐	☑	☐	☐
5	**Kenninghall Primary School** Ofsted Rating: Good | Pupils: 106 | Distance:3.14	☐	☑	☐	☐	☐
6	**St Andrew's CofE VA Primary School, Lopham** Ofsted Rating: Requires improvement | Pupils: 25 | Distance:3.68	☐	☑	☐	☐	☐
7	**Hopton Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 77 | Distance:4.05	☐	☑	☐	☐	☐
8	**Great Hockham Primary School and Nursery** Ofsted Rating: Good | Pupils: 110 | Distance:4.95	☐	☑	☐	☐	☐

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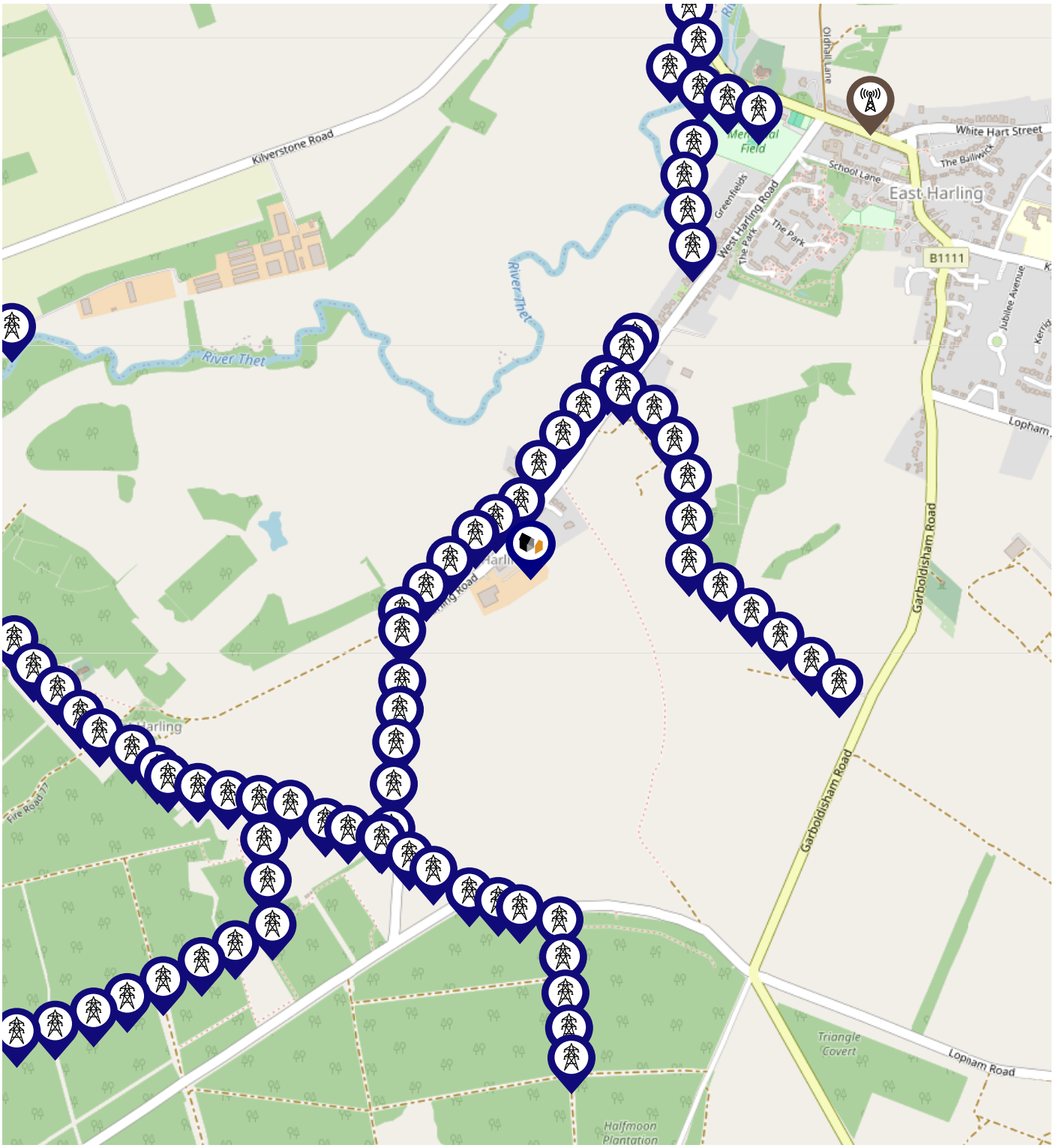
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Banham Primary School** Ofsted Rating: Outstanding | Pupils: 103 | Distance:5.2	☐	☑	☐	☐	☐
10	**Barningham Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 81 | Distance:5.44	☐	☑	☐	☐	☐
11	**Acorn Park School** Ofsted Rating: Good | Pupils: 128 | Distance:5.57	☐	☐	☑	☐	☐
12	**Rosecroft Primary School** Ofsted Rating: Requires improvement | Pupils: 525 | Distance:6.22	☐	☑	☐	☐	☐
13	**Chapel Green School** Ofsted Rating: Good | Pupils: 174 | Distance:6.22	☐	☐	☑	☐	☐
14	**Bressingham Primary School** Ofsted Rating: Good | Pupils: 142 | Distance:6.36	☐	☑	☐	☐	☐
15	**Old Buckenham Primary School and Nursery** Ofsted Rating: Good | Pupils: 194 | Distance:6.37	☐	☑	☐	☐	☐
16	**Old Buckenham High School** Ofsted Rating: Good | Pupils: 492 | Distance:6.43	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons

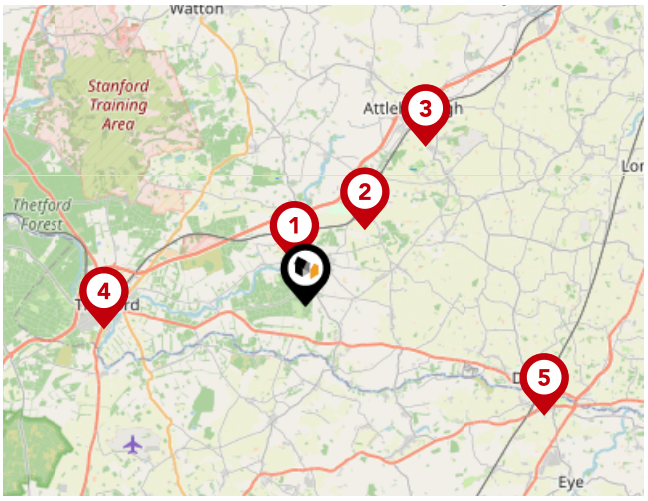


Key:

- Power Pylons
- Communication Masts

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Area
Transport (National)

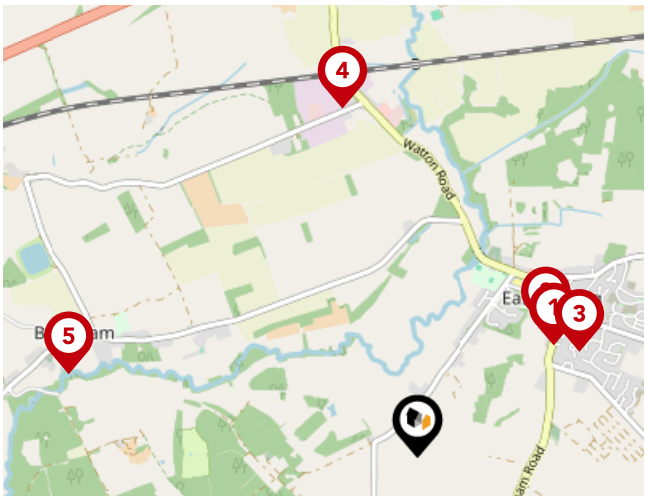


National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	1.61 miles
2	Eccles Road Rail Station	3.51 miles
3	Attleborough Rail Station	7.25 miles
4	Thetford Rail Station	7.33 miles
5	Diss Rail Station	9.52 miles

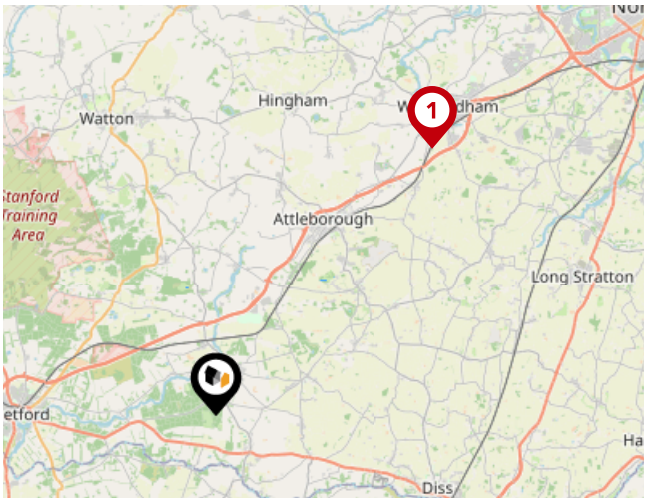
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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pound Corner	0.79 miles
2	Market Place	0.81 miles
3	Jubilee Avenue	0.86 miles
4	railway station	1.6 miles
5	The Street	1.61 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	12.39 miles

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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.

/whittleyparishmanagementltd

/whittleyparish

/whittleyparish/?hl=en

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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Whittley Parish | Attleborough

Suva House, Queens Square Attleborough
NR17 2AF
01953 711839
nick@whittleyparish.com
www.whittleyparish.com

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Land Registry
Environment Agency
Historic England
Office for National Statistics
Ofcom
Royal Mail