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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09<sup>th</sup> June 2025



## HARVEST ROAD, ATTLEBOROUGH, NR17

### Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

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www.whittleyparish.com





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,248 ft <sup>2</sup> / 116 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	2016		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,329		
<b>Title Number:</b>	NK461936		

## 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>15</b>	<b>10000</b>
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		



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



**Satellite/Fibre TV Availability:**



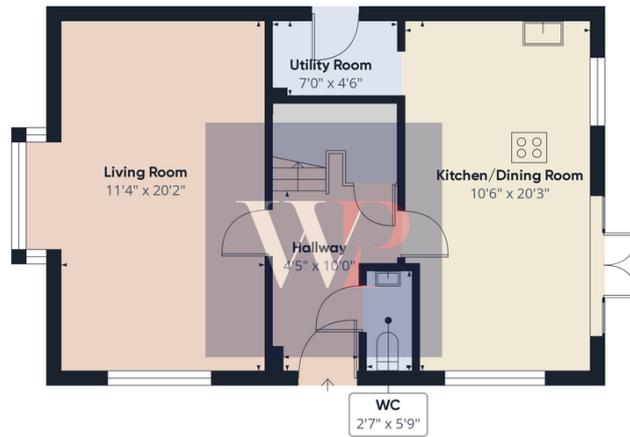








## HARVEST ROAD, ATTLEBOROUGH, NR17



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 1157.24 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

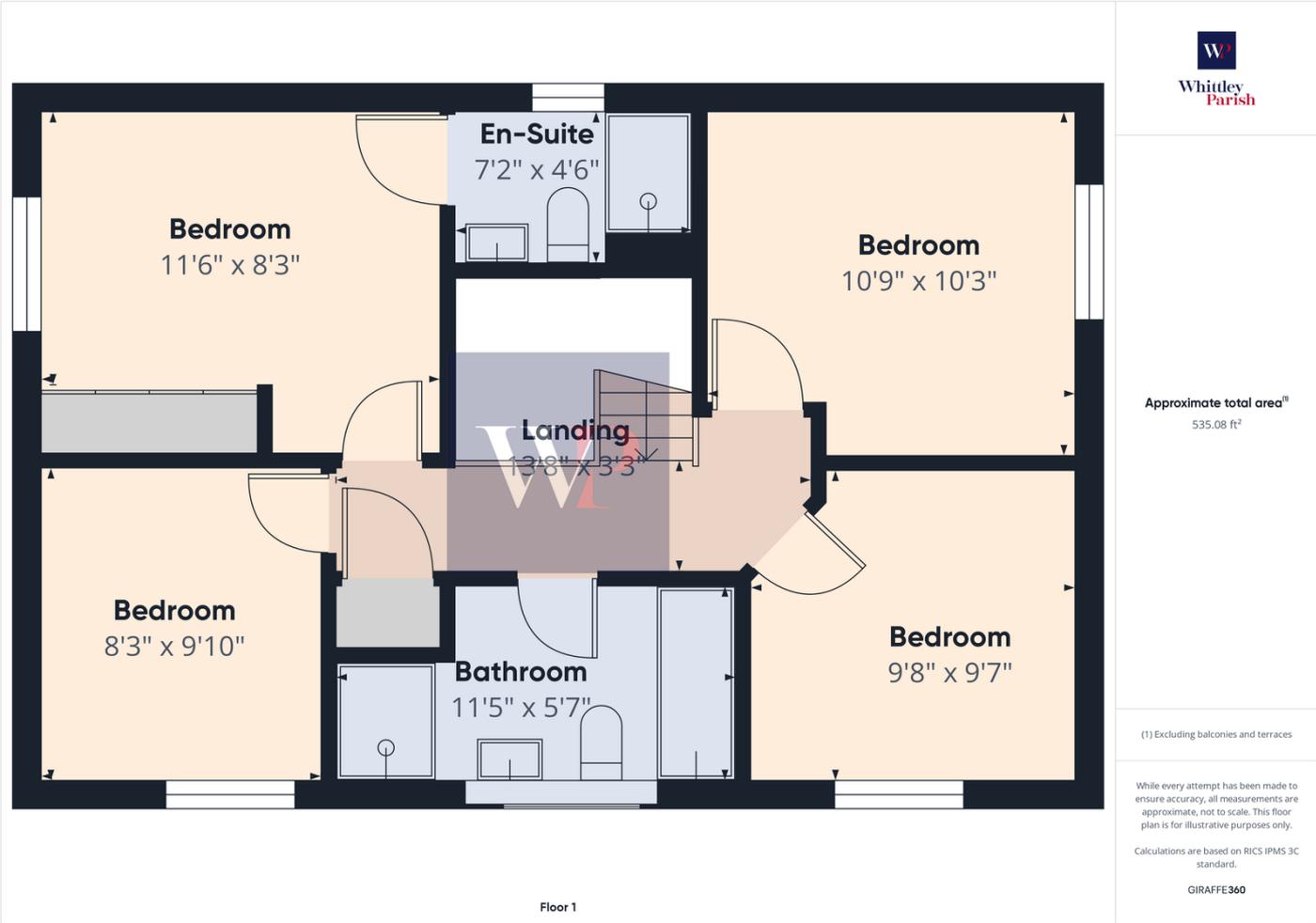


**HARVEST ROAD, ATTLEBOROUGH, NR17**





**HARVEST ROAD, ATTLEBOROUGH, NR17**





Harvest Road, NR17

Energy rating

**B**

Valid until 02.08.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	89   B	90   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>		

# Property

## EPC - Additional Data



### Additional EPC Data

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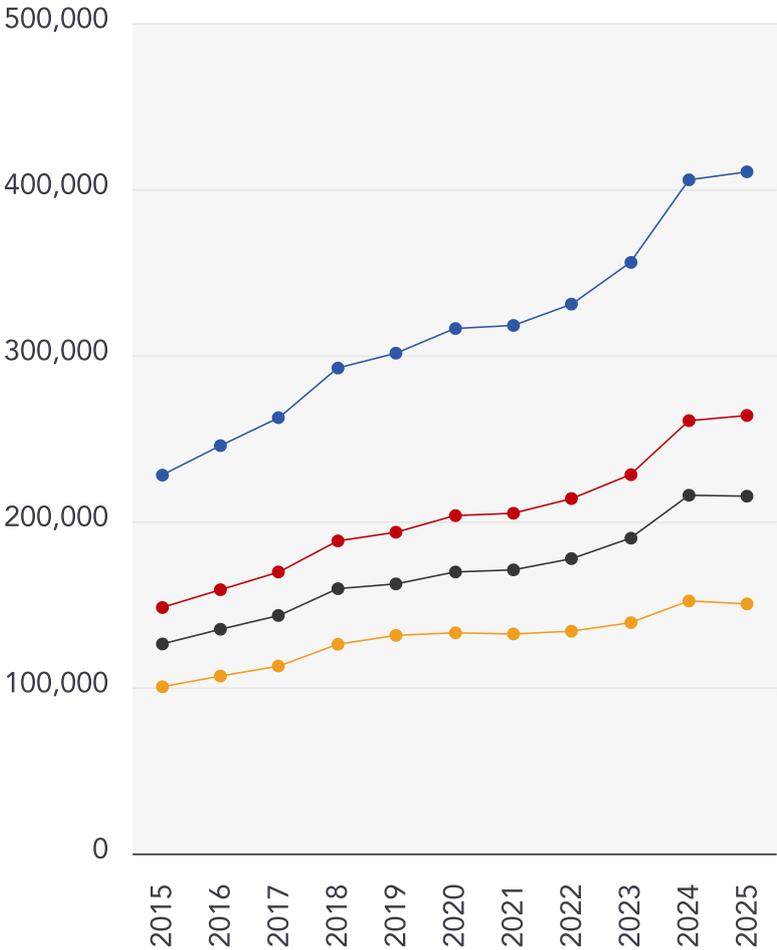
<b>Property Type:</b>	House
<b>Build Form:</b>	NO DATA!
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.27 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.16 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system, flue gas heat recovery
<b>Hot Water Energy Efficiency:</b>	Very Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.20 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	116 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in NR17



Detached

**+80.17%**

Semi-Detached

**+78.07%**

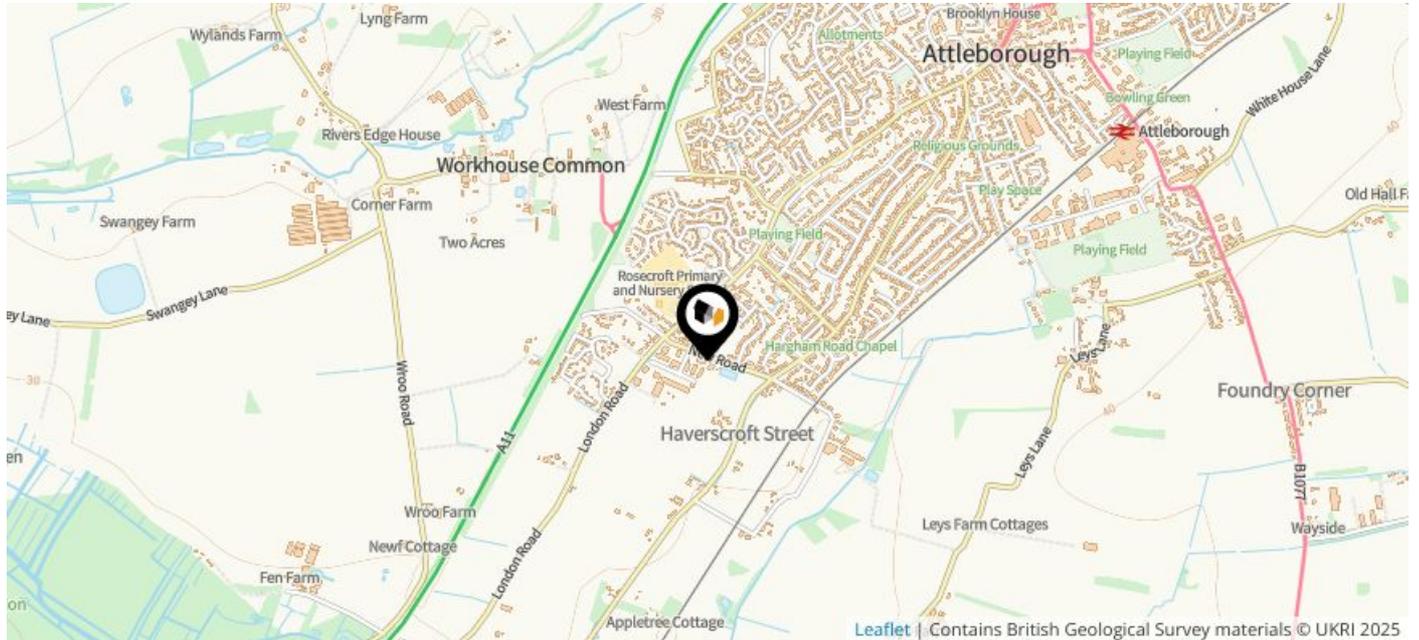
Terraced

**+70.53%**

Flat

**+49.65%**

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.

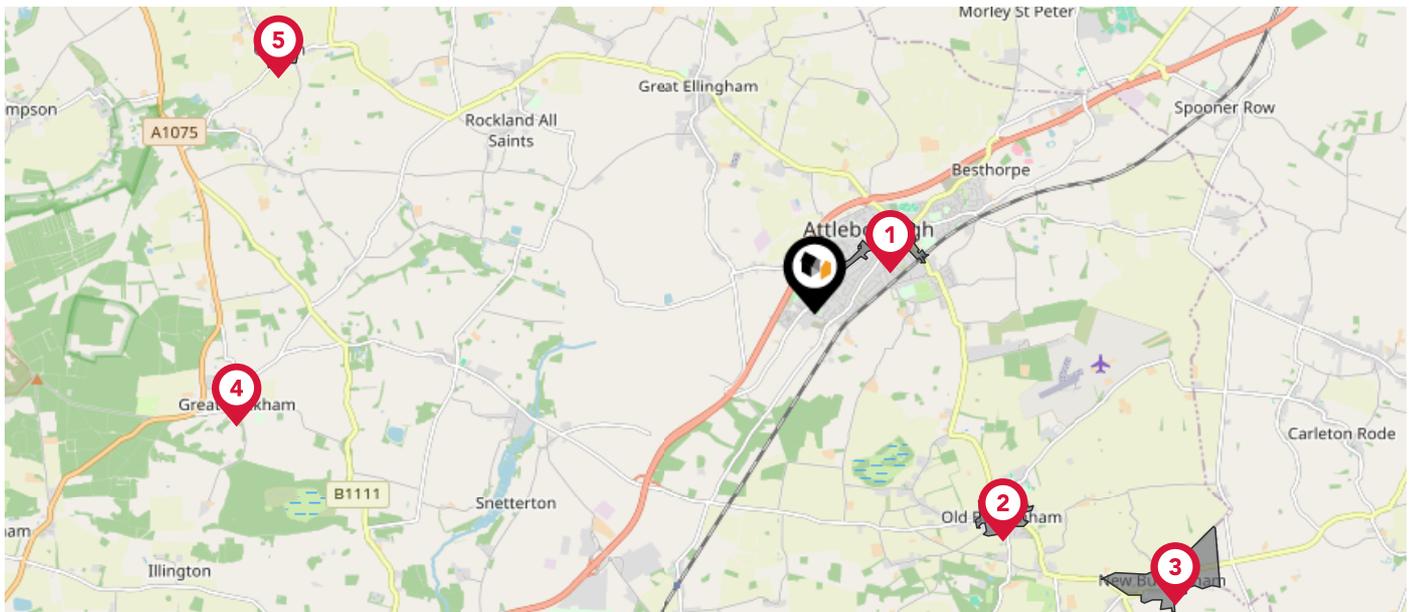
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Attleborough



Old Buckenham



New Buckenham



Hockham



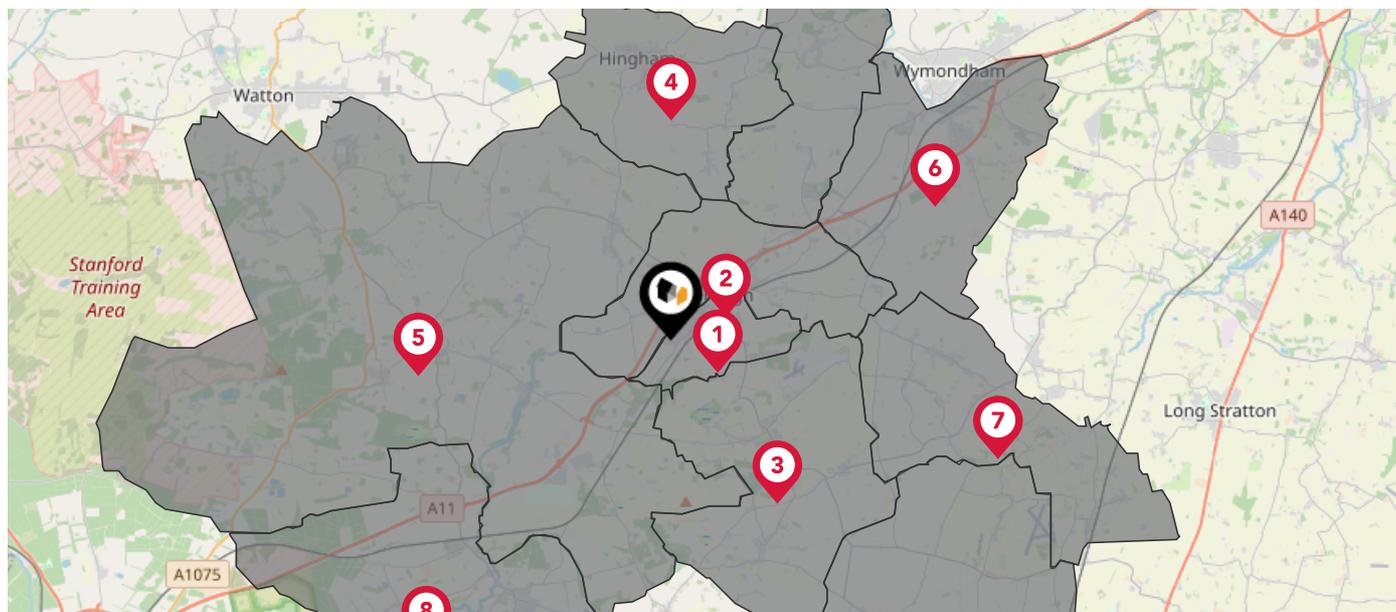
Caston

# 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

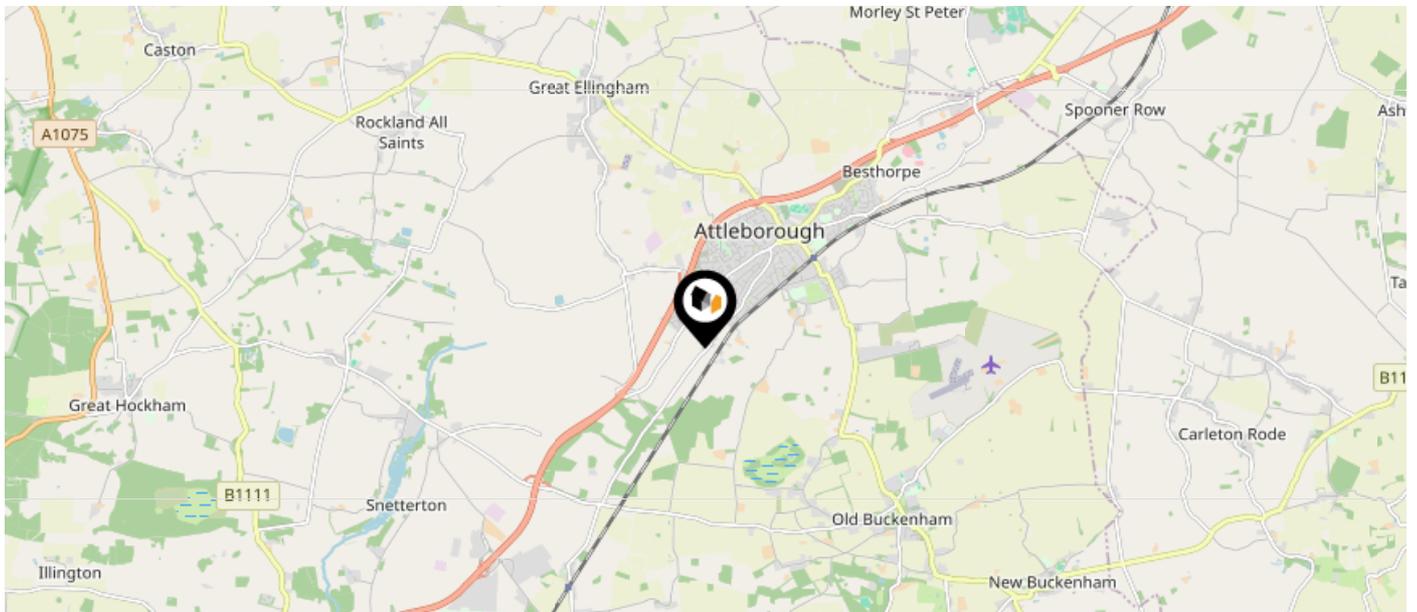
- 1 Attleborough Burgh & Haverscroft Ward
- 2 Attleborough Queens & Besthorpe Ward
- 3 The Buckenhams & Banham Ward
- 4 Hingham & Deopham Ward
- 5 All Saints & Wayland Ward
- 6 South Wymondham Ward
- 7 Bunwell Ward
- 8 Harling & Heathlands Ward
- 9 Wicklewood Ward
- 10 Bressingham & Burston Ward

# Maps

## Green Belt



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



Nearby Green Belt Land

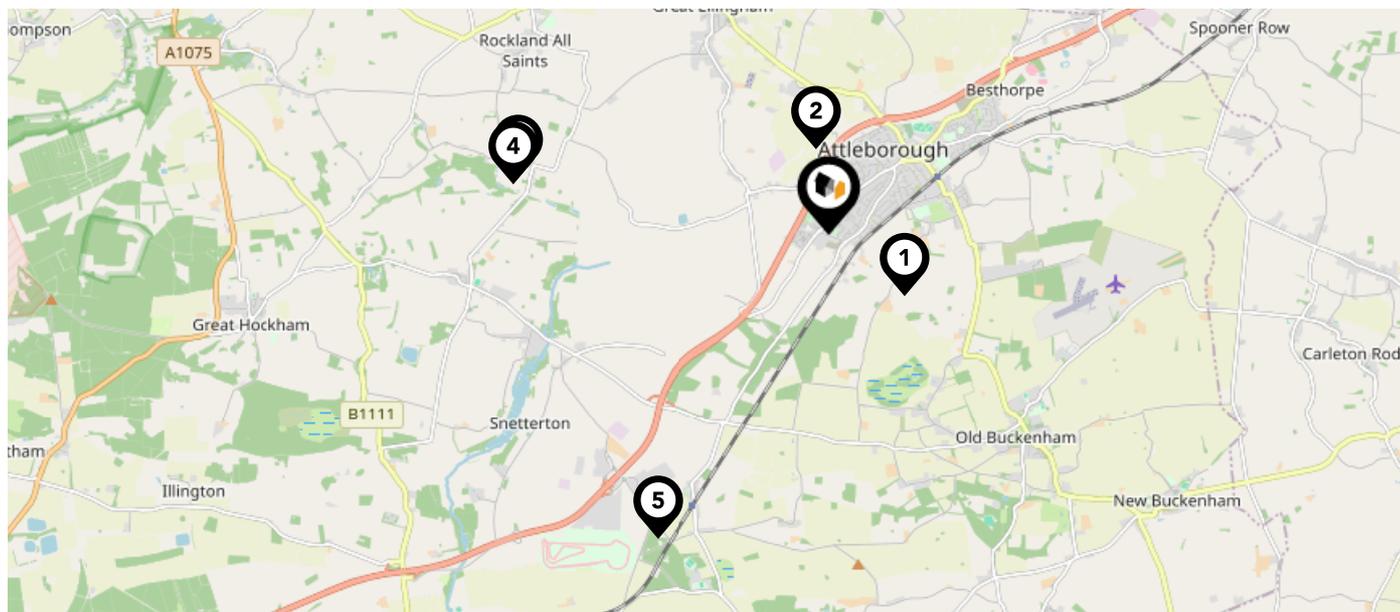
No data available.

# 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

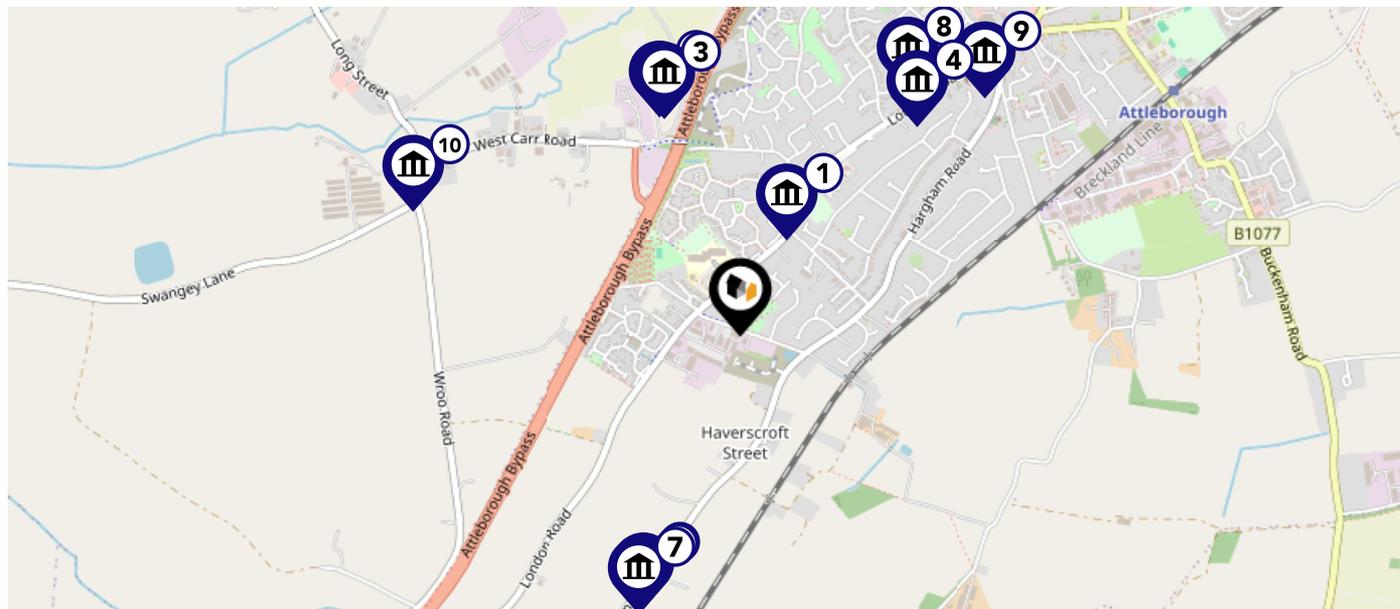
	Attleborough-Attleborough, Norfolk	Historic Landfill
	Crowshall Lane-Attleborough, Norfolk	Historic Landfill
	Mount Pleasant Quarry-Rocklands, Attleborough	Historic Landfill
	Rocklands-Rocklands, Breckland	Historic Landfill
	EA/EPR/CP3796SC/V002	Active Landfill

# Maps

## Listed Buildings

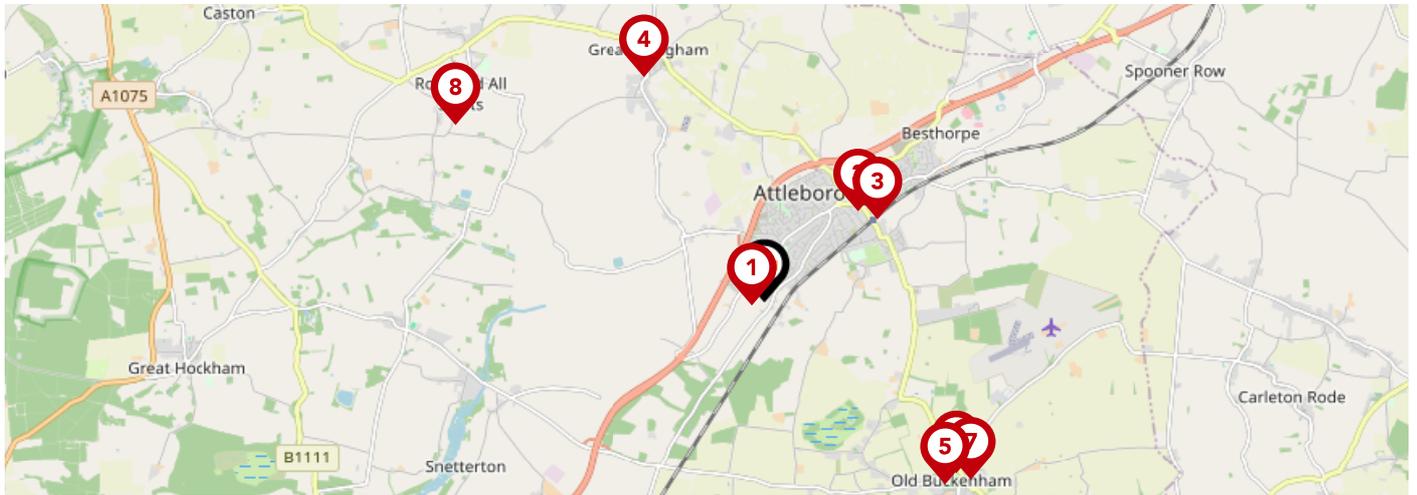


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



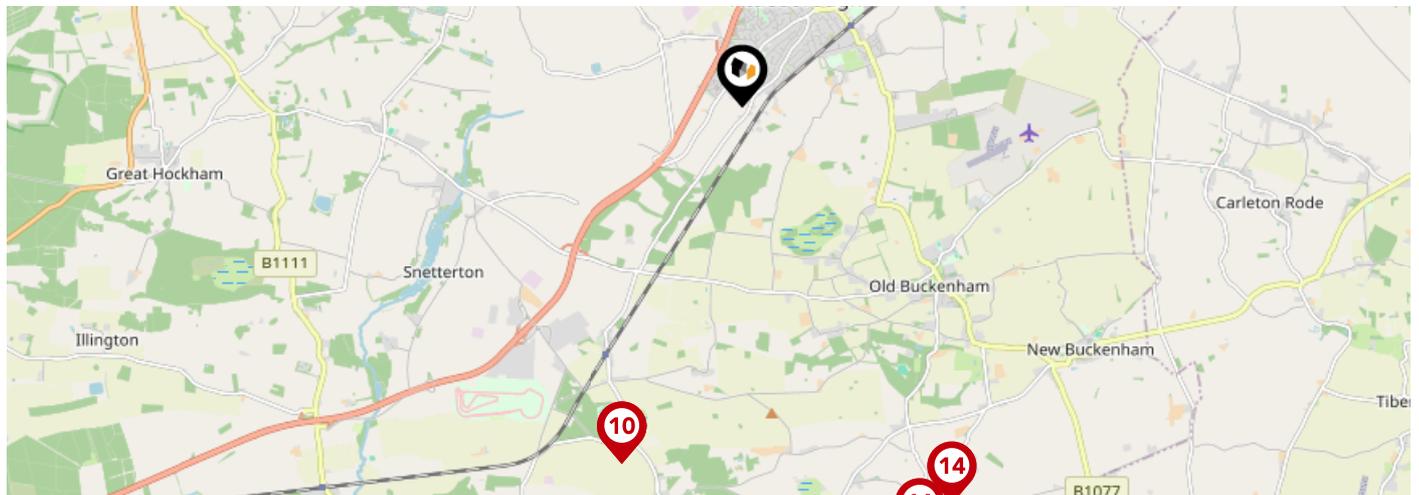
Listed Buildings in the local district	Grade	Distance
 1389108 - Arosa	Grade II	0.3 miles
 1169023 - West Farmhouse	Grade II	0.5 miles
 1077556 - Barn 25 Metres South East Of West Farmhouse	Grade II	0.5 miles
 1248876 - 1 And 2, Prospect Avenue	Grade II	0.6 miles
 1077550 - Barn 25 Metres North East Of Potmere Farmhouse	Grade II	0.6 miles
 1342449 - Barn 15 Metres North East Of Potmere Farmhouse	Grade II	0.6 miles
 1077549 - Potmere Farmhouse	Grade II	0.7 miles
 1068812 - Lushers Cottage	Grade II	0.7 miles
 1342450 - 1 High Street Attleborough Comprising Unit One (also Known As Nan Gibbon's Cottage And The Victorian Cottage) And Unit Two (also Known As Acorn Cottage)	Grade II	0.8 miles
 1077555 - Corner Farmhouse	Grade II	0.8 miles

# Area Schools



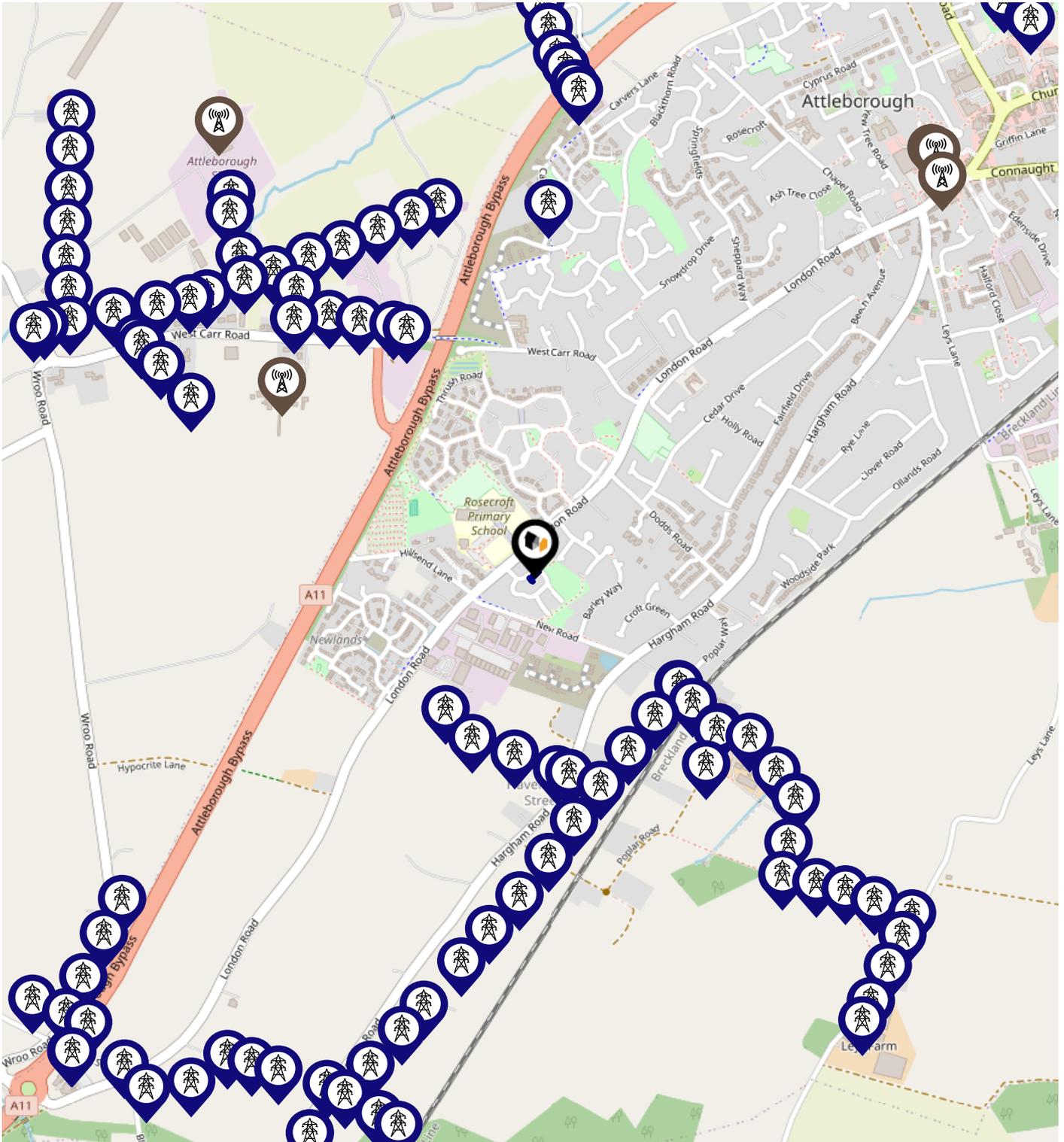
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Rosecroft Primary School</b> Ofsted Rating: Requires improvement   Pupils: 525   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Attleborough Academy</b> Ofsted Rating: Good   Pupils: 932   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Attleborough Primary School</b> Ofsted Rating: Requires improvement   Pupils: 378   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Great Ellingham Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 174   Distance:2.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 194   Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 492   Distance:2.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Rocklands Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Aurora White House School</b> Ofsted Rating: Good   Pupils: 61   Distance:3.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Aurora Eccles School</b> Ofsted Rating: Not Rated   Pupils: 202   Distance:3.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Wymondham College Prep School</b> Ofsted Rating: Outstanding   Pupils: 334   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Wymondham College</b> Ofsted Rating: Outstanding   Pupils: 1434   Distance:3.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Morley Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 128   Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Acorn Park School</b> Ofsted Rating: Good   Pupils: 128   Distance:4.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Spooner Row Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Banham Primary School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



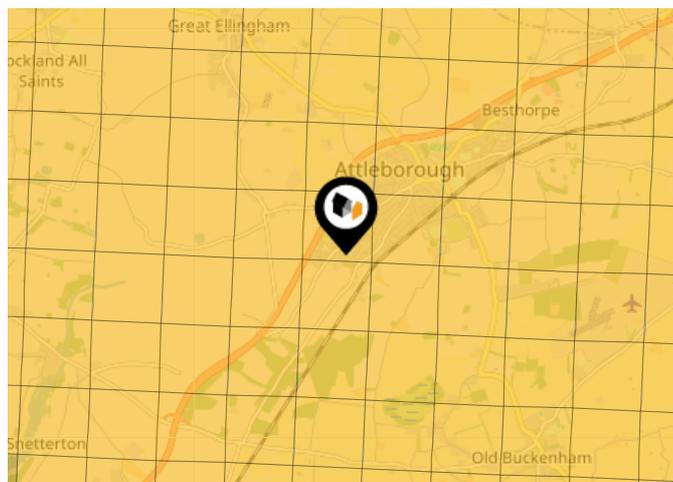
**Key:**

-  Power Pylons
-  Communication Masts



Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SILT TO SAND
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

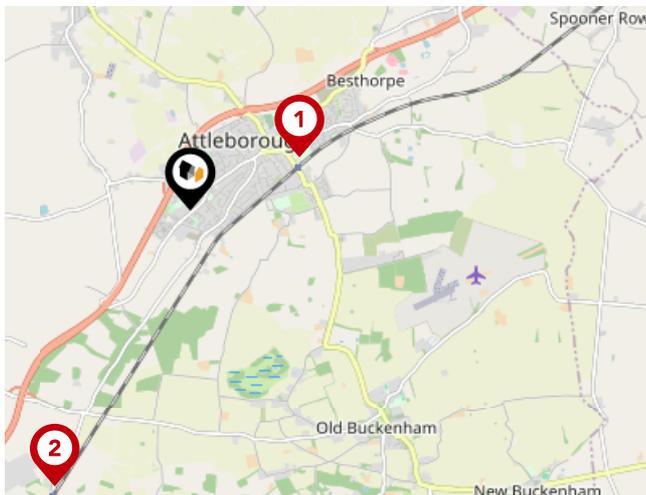


### Primary Classifications (Most Common Clay Types)

<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

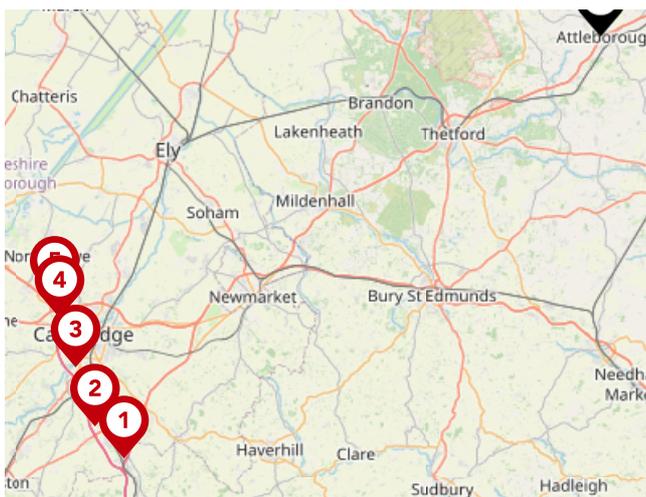
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	1.08 miles
2	Eccles Road Rail Station	2.78 miles
3	Spooner Row Rail Station	4.12 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.09 miles
2	M11 J10	46.12 miles
3	M11 J11	44.84 miles
4	M11 J13	43.96 miles
5	M11 J14	43.67 miles

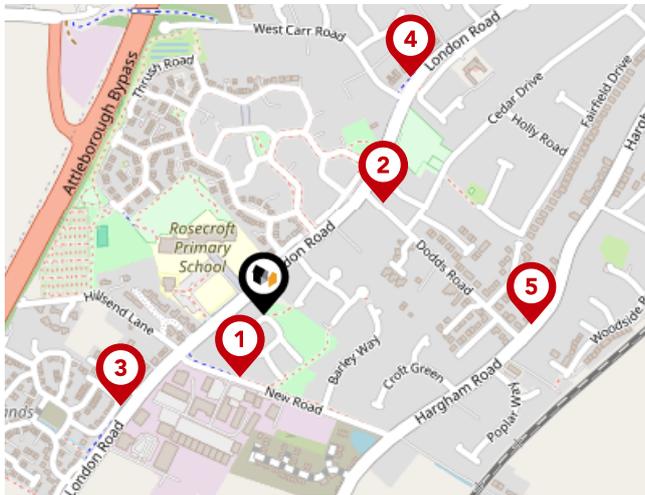


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	16.22 miles
2	Cambridge	40.6 miles
3	Stansted Airport	52.94 miles
4	Southend-on-Sea	66.15 miles

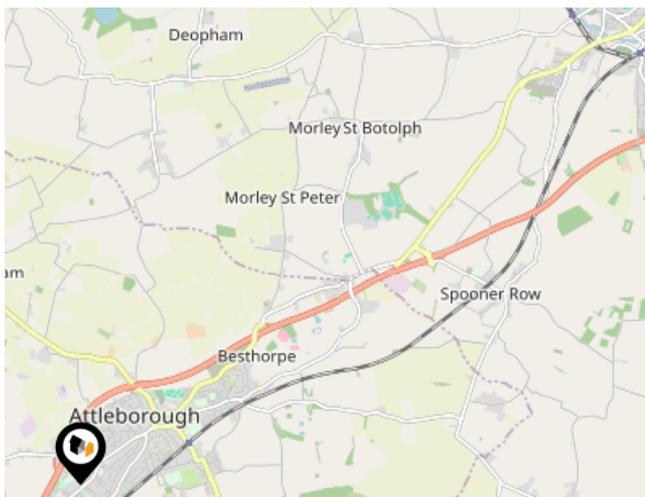
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Industrial Estate	0.07 miles
2	London Road	0.18 miles
3	Phoenix Way	0.19 miles
4	West Carr Road	0.32 miles
5	Dodds Road	0.3 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	6.18 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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