

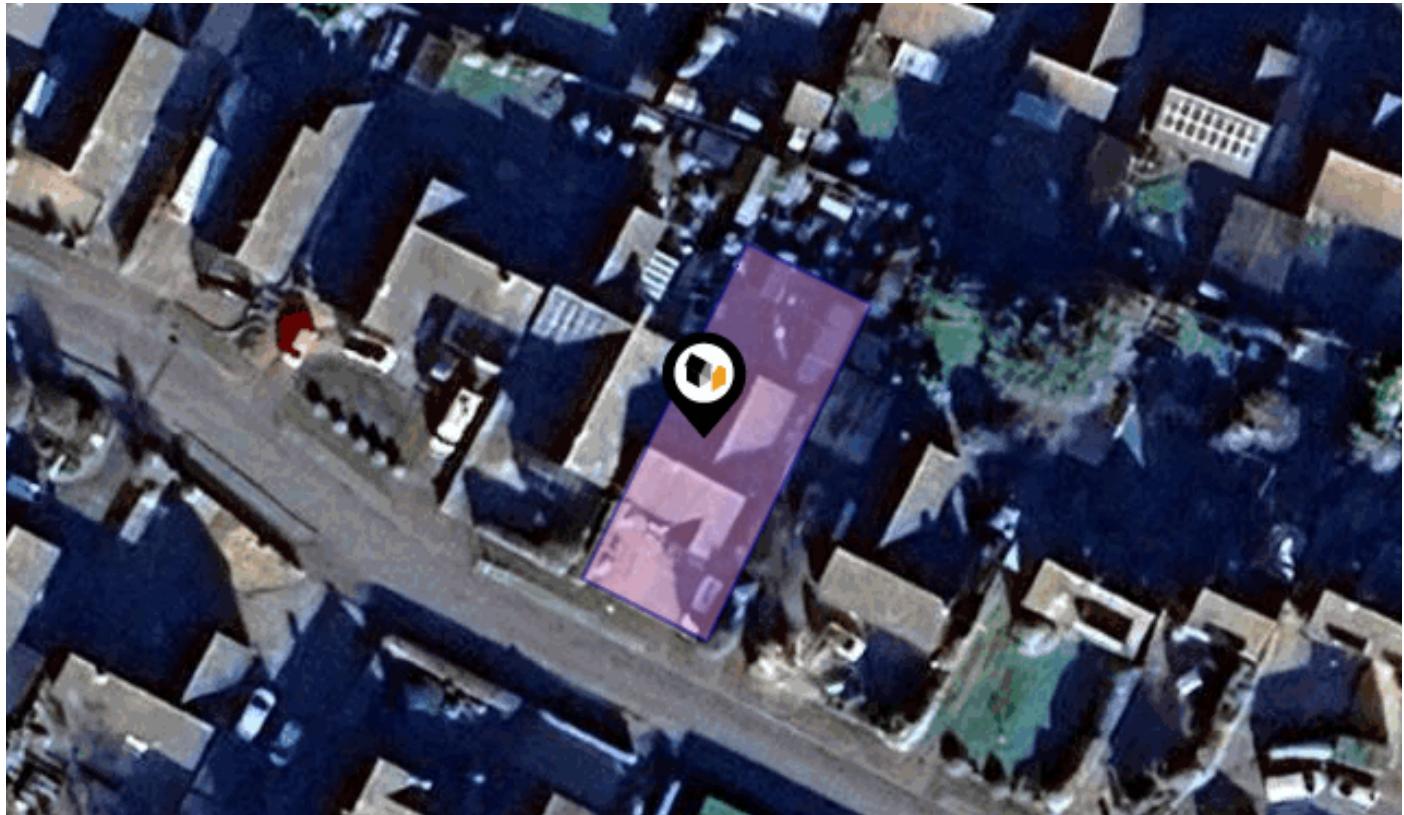


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 14th June 2025



HAMBLINGS PIECE, EAST HARLING, NORWICH, NR16

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,070		
Title Number:	NK10439		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13
mb/s **59**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: ***Hamblings Piece, East Harling, Norwich, NR16***

Reference - 3PL/2017/0664/HOU

Decision: Permission

Date: 18th May 2017

Description:

Erection of single storey front & rear extensions

Reference - 3NM/2018/0010/NMA

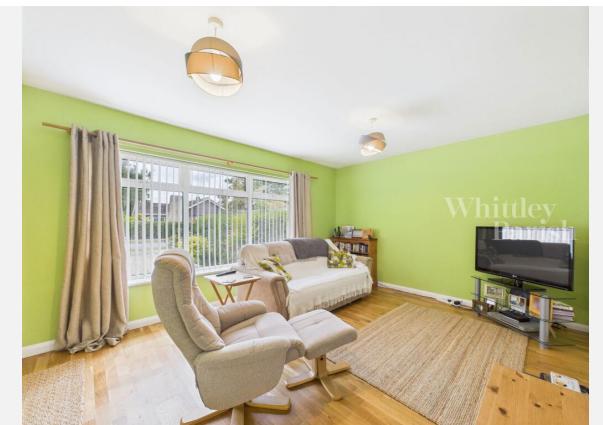
Decision: Permission Conditions/Reasons

Date: 13th February 2018

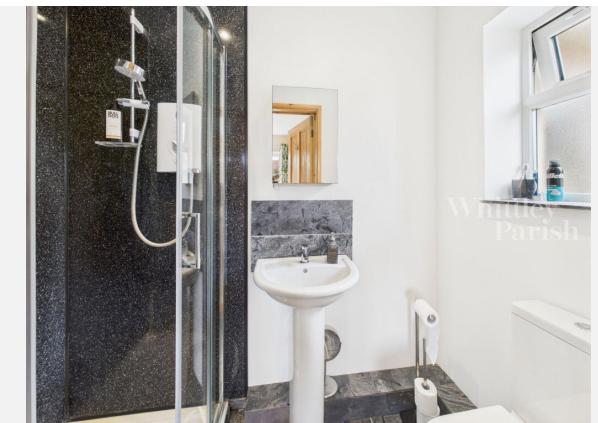
Description:

Erection of Single Storey Front & Rear Extension

Gallery Photos



Gallery Photos



Gallery Photos



HAMBLINGS PIECE, EAST HARLING, NORWICH, NR16



Property EPC - Certificate



East Harling, NORWICH, NR16

Energy rating

C

Valid until 11.06.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



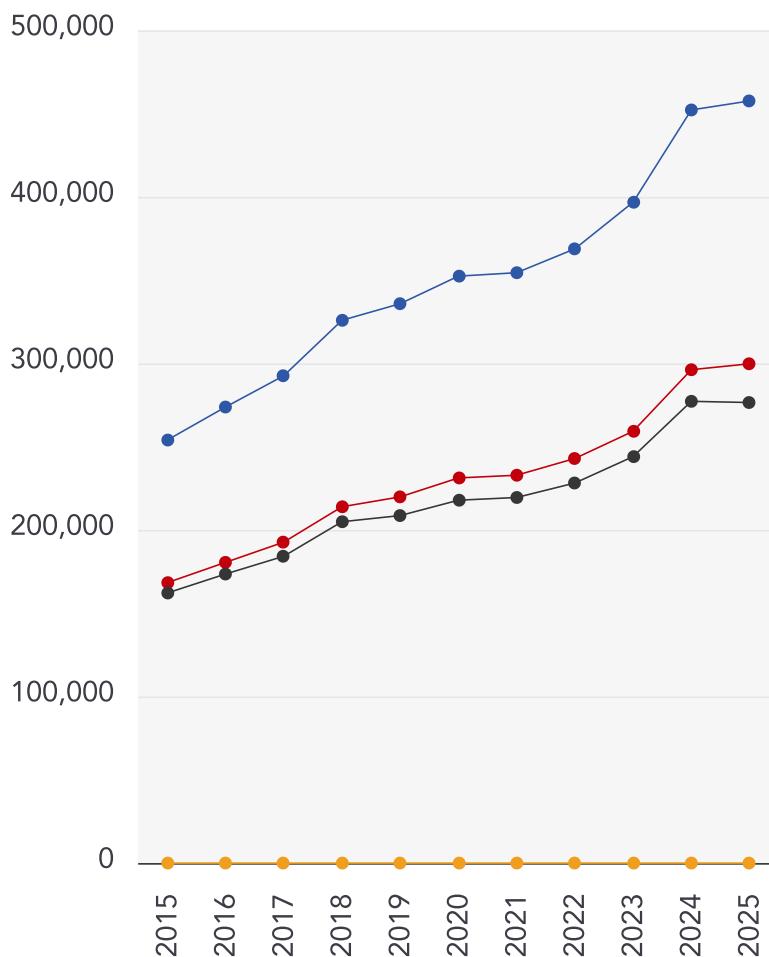
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	98 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%

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.

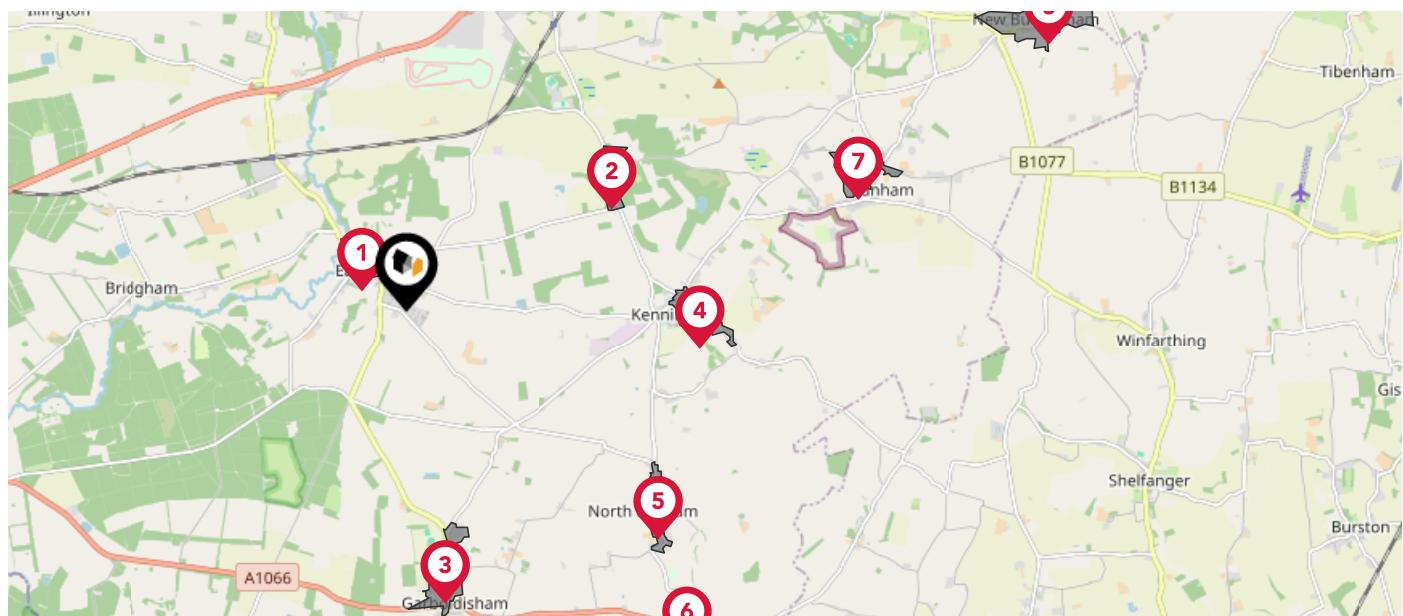
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

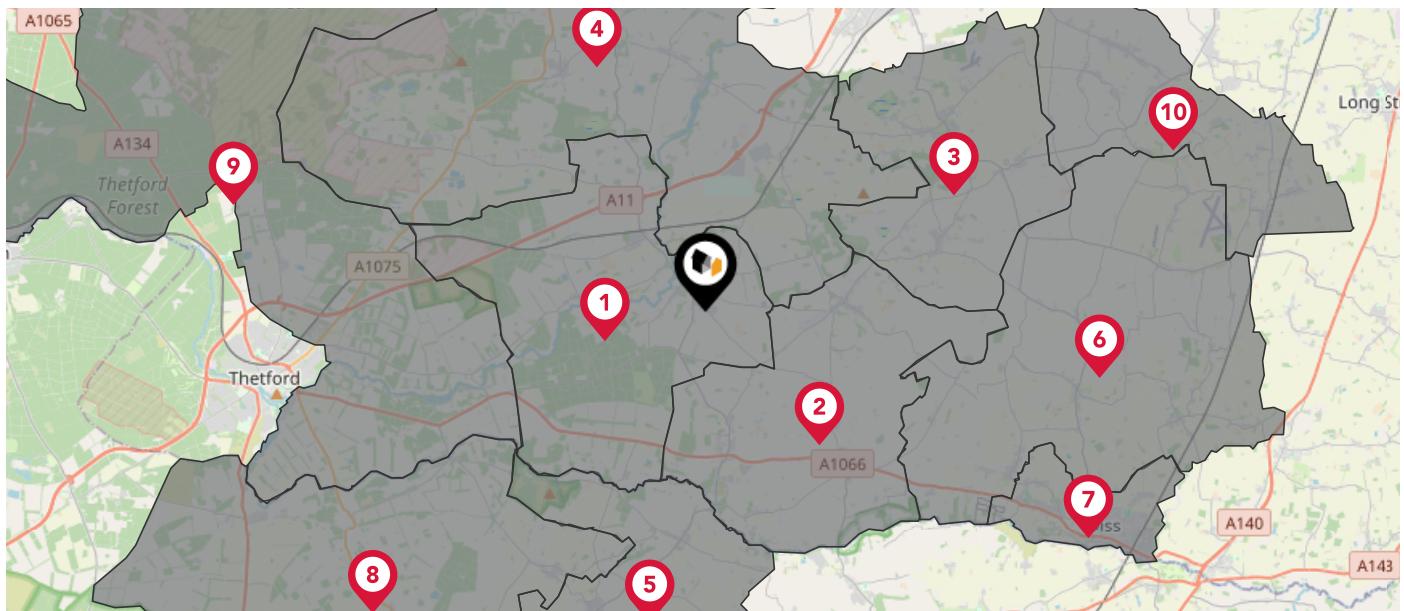
- 1 East Harling
- 2 Quidenham
- 3 Garboldisham
- 4 Kenninghall
- 5 North Lopham
- 6 South Lopham
- 7 Banham
- 8 New Buckenham

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

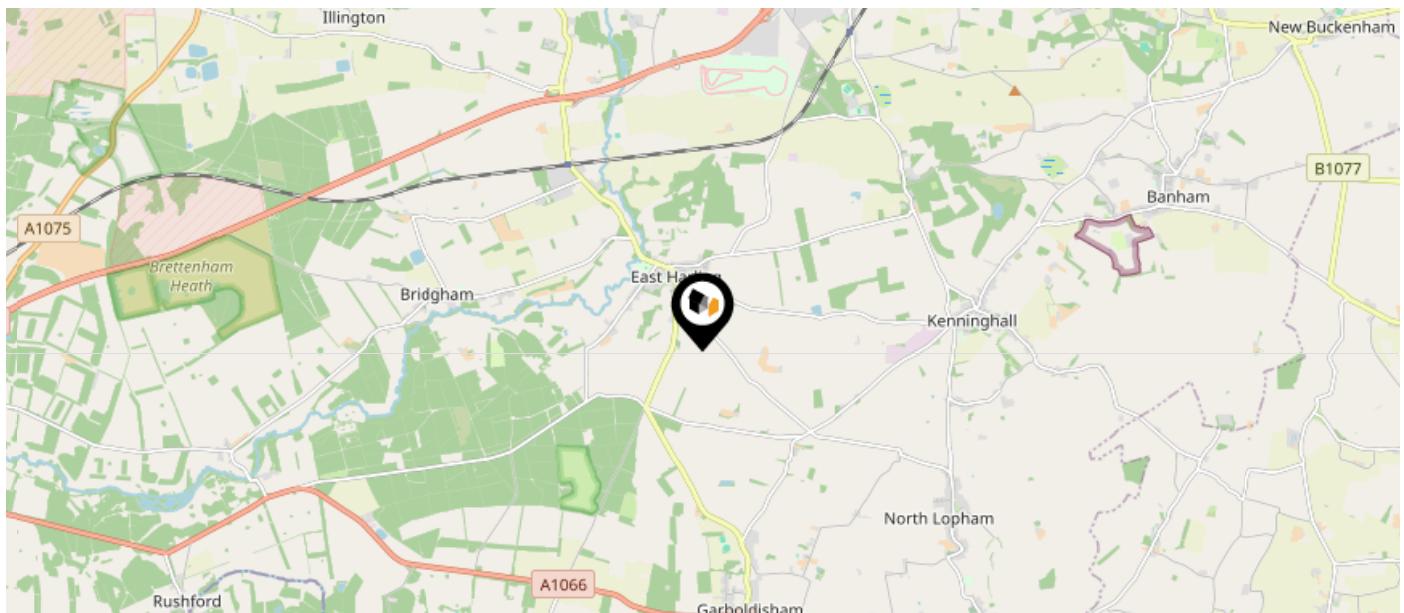
- 1 Harling & Heathlands Ward
- 2 Guiltcross Ward
- 3 The Buckenhams & Banham Ward
- 4 All Saints & Wayland Ward
- 5 Barningham Ward
- 6 Bressingham & Burston Ward
- 7 Diss & Roydon Ward
- 8 Bardwell Ward
- 9 Forest Ward
- 10 Bunwell Ward

Maps

Green Belt



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



Nearby Green Belt Land

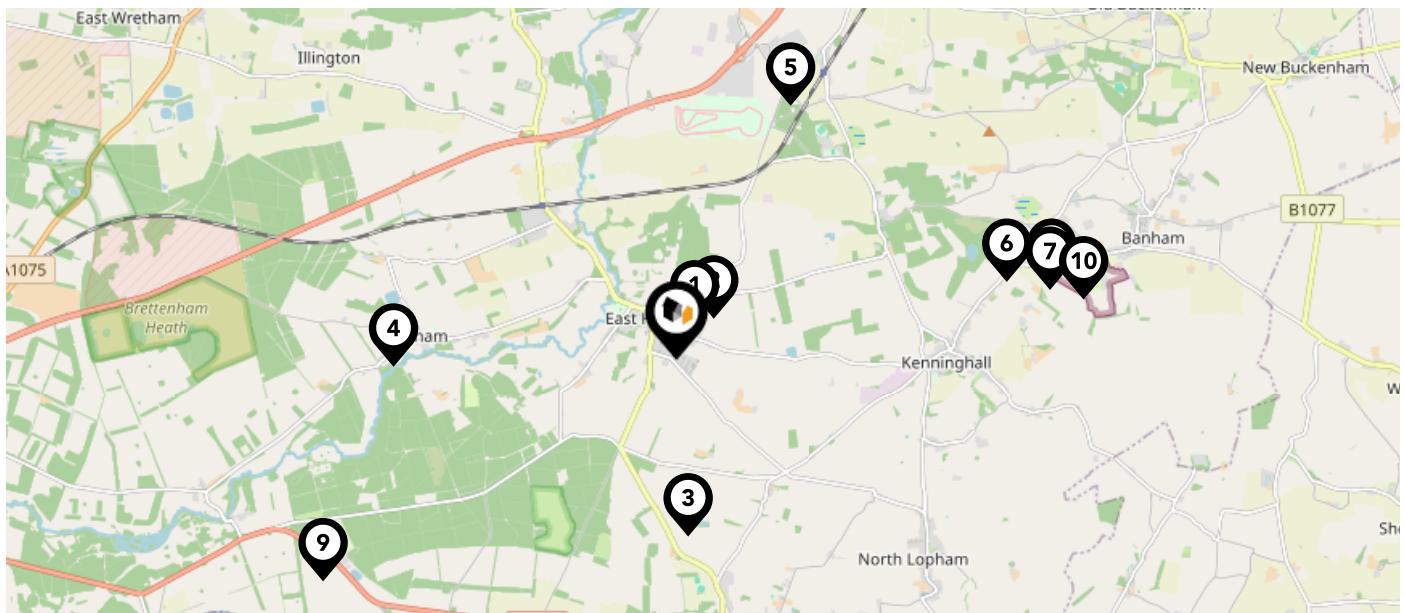
No data available.

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

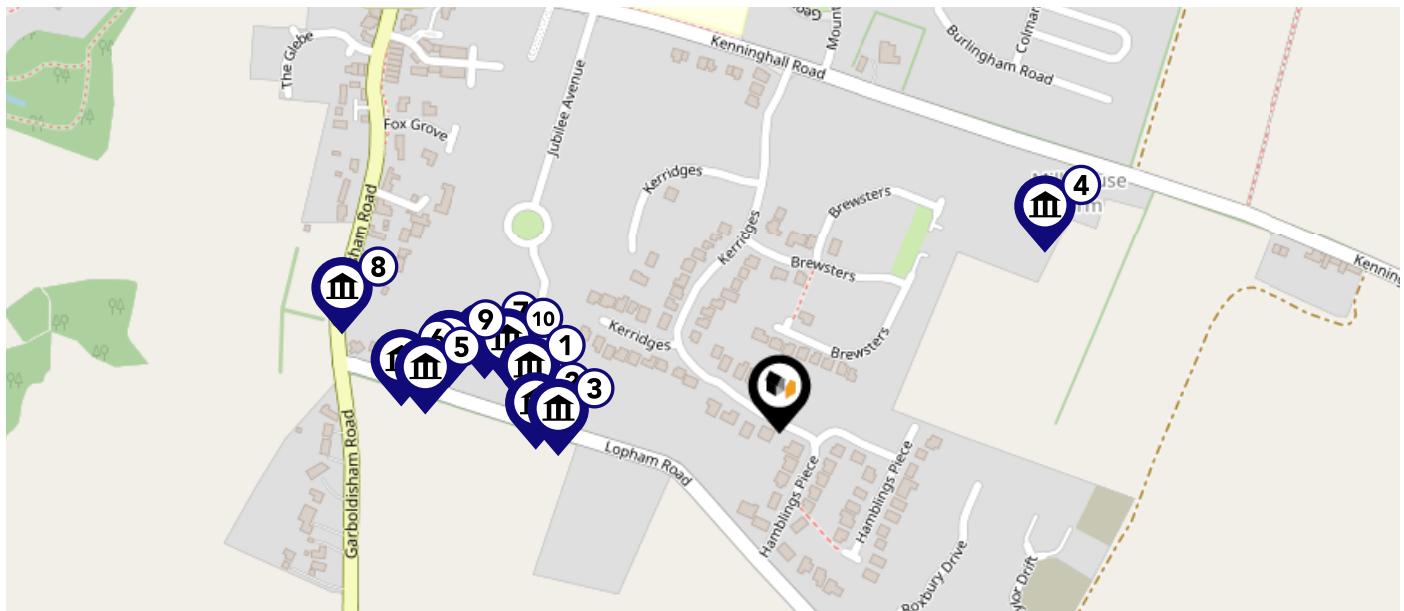
1	East Harling-East Harling, Breckland, Norfolk	Historic Landfill	<input type="checkbox"/>
2	Field Lodge-Eccles Road, East Harling	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/NP3899NS/A001	Active Landfill	<input checked="" type="checkbox"/>
4	Back Lane-Bridgeham, Breckland	Historic Landfill	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

Maps

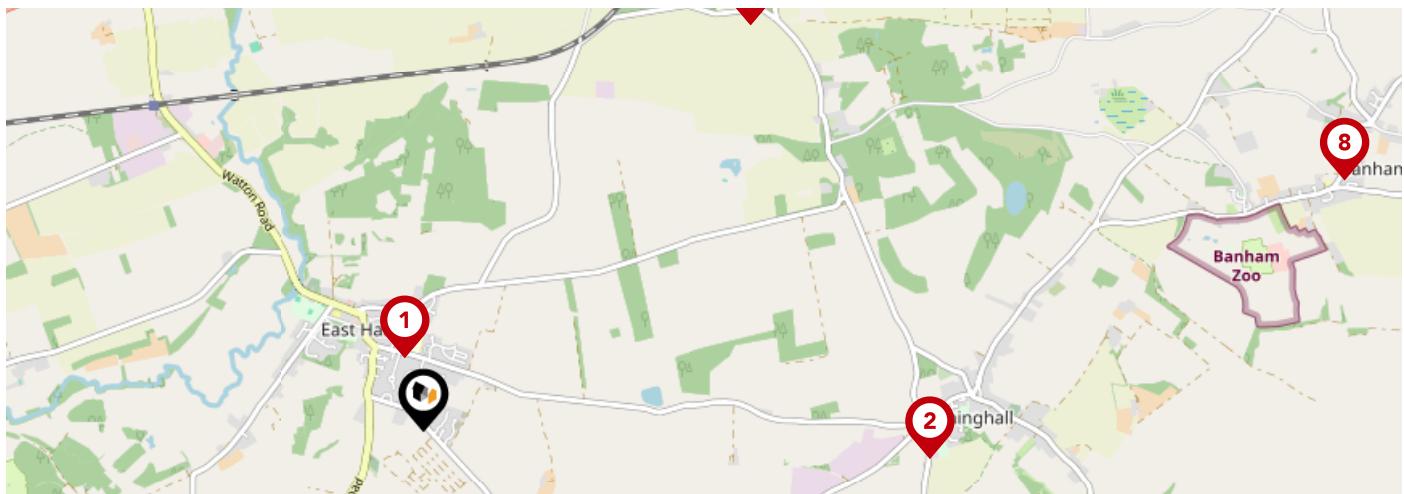
Listed Buildings



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
1077407 - 11 And 12 The Crescent	Grade II	0.1 miles
1077408 - 13 And 14 The Crescent	Grade II	0.1 miles
1248324 - 15 And 16 The Crescent	Grade II	0.1 miles
1077453 - Windmill	Grade II	0.2 miles
1077404 - 3 And 4 The Crescent	Grade II	0.2 miles
1277981 - 1 And 2 The Crescent	Grade II	0.2 miles
1077406 - 7 And 8 The Crescent	Grade II	0.2 miles
1168582 - Old World Cottage And Attached Cottage To South	Grade II	0.2 miles
1077405 - 5 And 6 The Crescent	Grade II	0.2 miles
1248321 - 9 And 10 The Crescent	Grade II	0.2 miles



Nursery Primary Secondary College Private



1 East Harling Primary School and Nursery

Ofsted Rating: Good | Pupils: 212 | Distance:0.34



2 Kenninghall Primary School

Ofsted Rating: Good | Pupils: 106 | Distance:2.29



3 Aurora White House School

Ofsted Rating: Good | Pupils: 61 | Distance:2.36



4 Aurora Eccles School

Ofsted Rating: Not Rated | Pupils: 202 | Distance:2.36



5 Garboldisham Church of England Primary Academy

Ofsted Rating: Good | Pupils: 73 | Distance:2.67



6 St Andrew's CofE VA Primary School, Lopham

Ofsted Rating: Requires improvement | Pupils: 25 | Distance:3.15



7 Hopton Church of England Voluntary Controlled Primary School

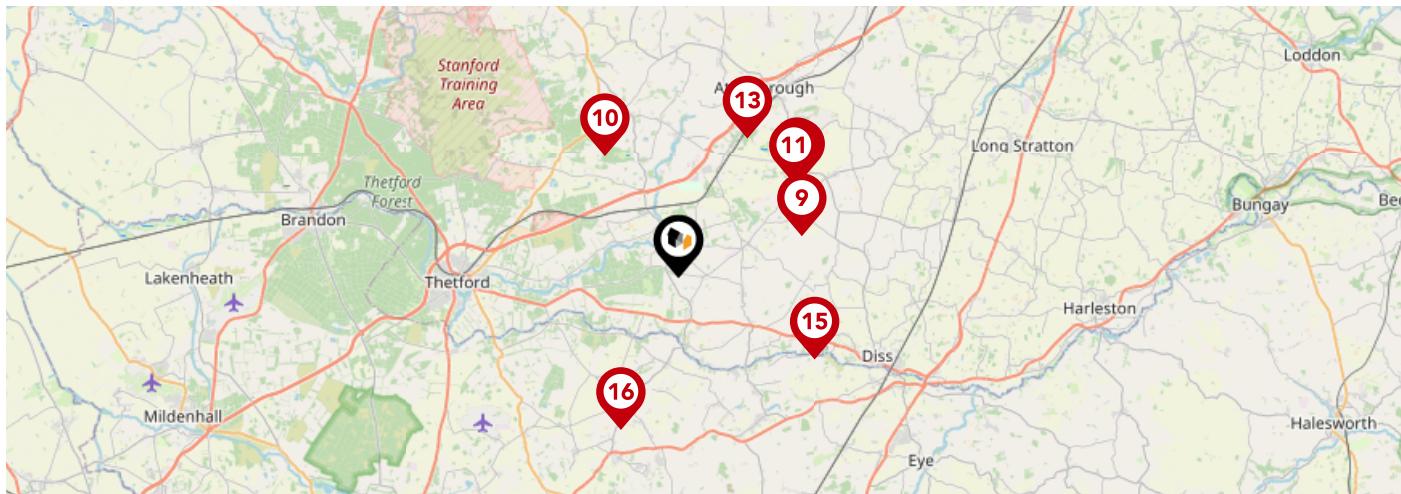
Ofsted Rating: Good | Pupils: 77 | Distance:4.31



8 Banham Primary School

Ofsted Rating: Outstanding | Pupils: 103 | Distance:4.31





Nursery Primary Secondary College Private



Acorn Park School

Ofsted Rating: Good | Pupils: 128 | Distance: 4.68



Great Hockham Primary School and Nursery

Ofsted Rating: Good | Pupils: 110 | Distance: 5.1



Chapel Green School

Ofsted Rating: Good | Pupils: 174 | Distance: 5.39



Old Buckenham Primary School and Nursery

Ofsted Rating: Good | Pupils: 194 | Distance: 5.54



Rosecroft Primary School

Ofsted Rating: Requires improvement | Pupils: 525 | Distance: 5.58



Old Buckenham High School

Ofsted Rating: Good | Pupils: 492 | Distance: 5.6



Bressingham Primary School

Ofsted Rating: Good | Pupils: 142 | Distance: 5.73



Barningham Church of England Voluntary Controlled Primary School

Ofsted Rating: Good | Pupils: 81 | Distance: 5.93



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

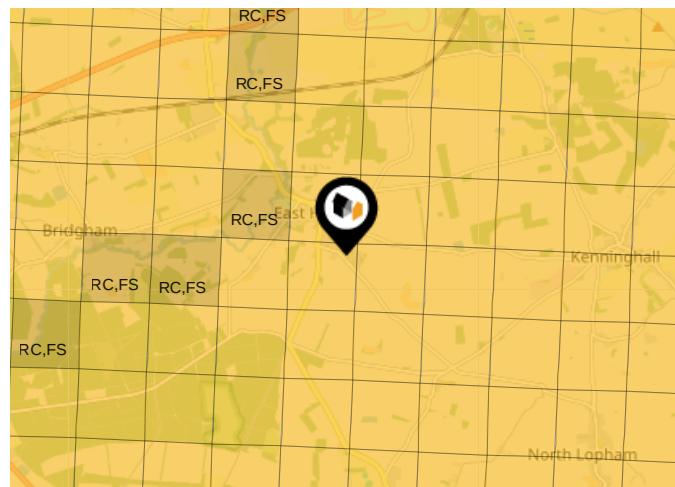
Carbon Content: NONE

Parent Material Grain: PEAT

Soil Group: ALL

Soil Texture: PEAT

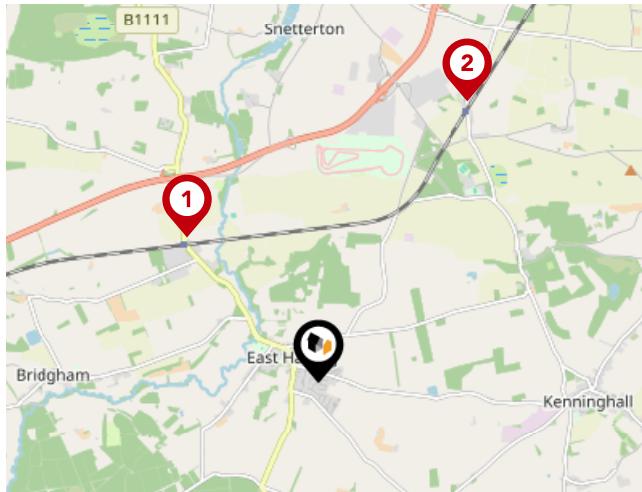
Soil Depth: DEEP



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	1.78 miles
2	Eccles Road Rail Station	2.89 miles
3	Attleborough Rail Station	6.57 miles



Trunk Roads/Motorways

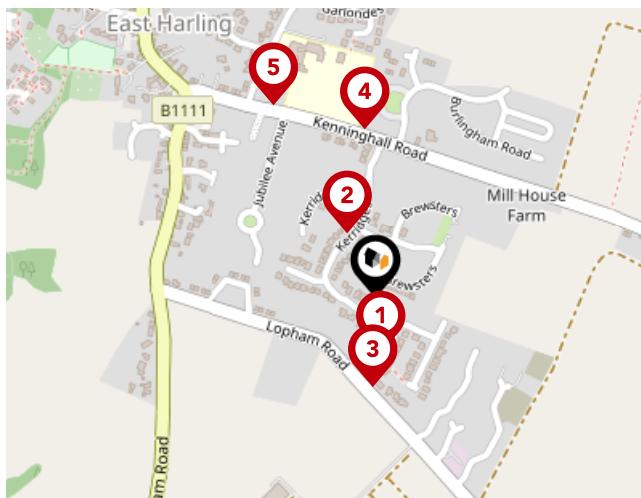
Pin	Name	Distance
1	M11 J9	40.88 miles
2	M11 J10	41.08 miles
3	M11 J11	40.09 miles
4	M11 J13	39.49 miles
5	M11 J14	39.34 miles



Airports/Helpads

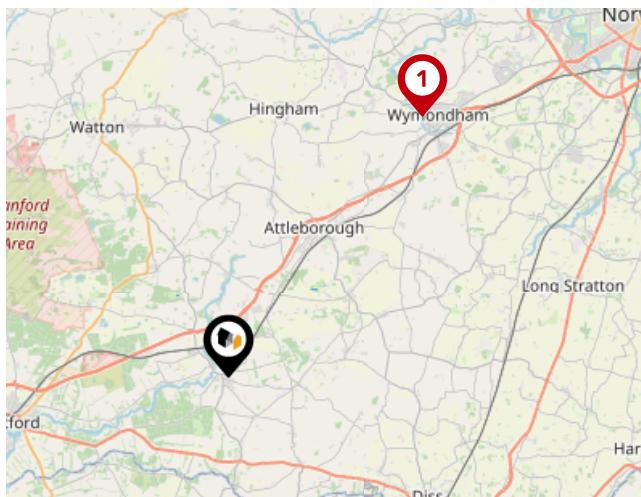
Pin	Name	Distance
1	Norwich International Airport	21.66 miles
2	Cambridge	35.94 miles
3	Stansted Airport	47.36 miles
4	Southend-on-Sea	60.71 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hambling's Piece	0.06 miles
2	Brewsters	0.08 miles
3	Hambling's Piece	0.1 miles
4	Kerridges	0.19 miles
5	Jubilee Avenue	0.25 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	11.69 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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