



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 14<sup>th</sup> June 2025**



**HAMBLINGS PIECE, EAST HARLING, NORWICH, NR16**

**Whittle Parish | Attleborough**

Suva House, Queens Square Attleborough NR17 2AF

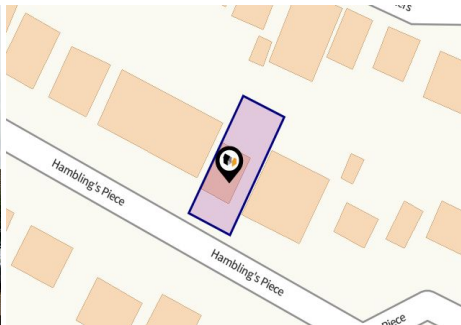
01953 711839

nick@whittleparish.com

www.whittleparish.com

















Powered by  
**aprift**  
Know any property instantly



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft <sup>2</sup> / 98 m <sup>2</sup>		
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	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	13 mb/s	59 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

# Planning History

## This Address



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

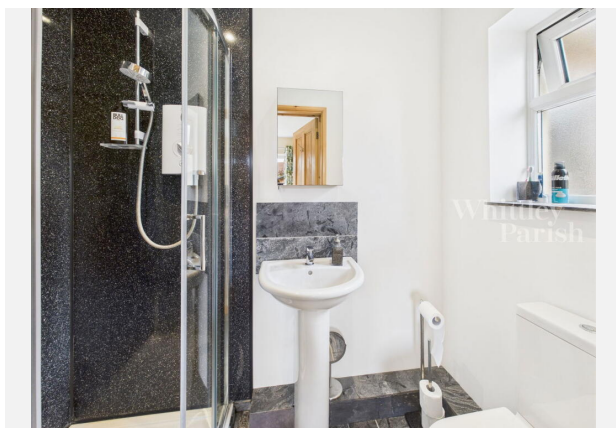
Reference - 3PL/2017/0664/HOU	
Decision:	Permission
Date:	18th May 2017
Description:	Erection of single storey front & rear extensions

Reference - 3NM/2018/0010/NMA	
Decision:	Permission Conditions/Reasons
Date:	13th February 2018
Description:	Erection of Single Storey Front & Rear Extension





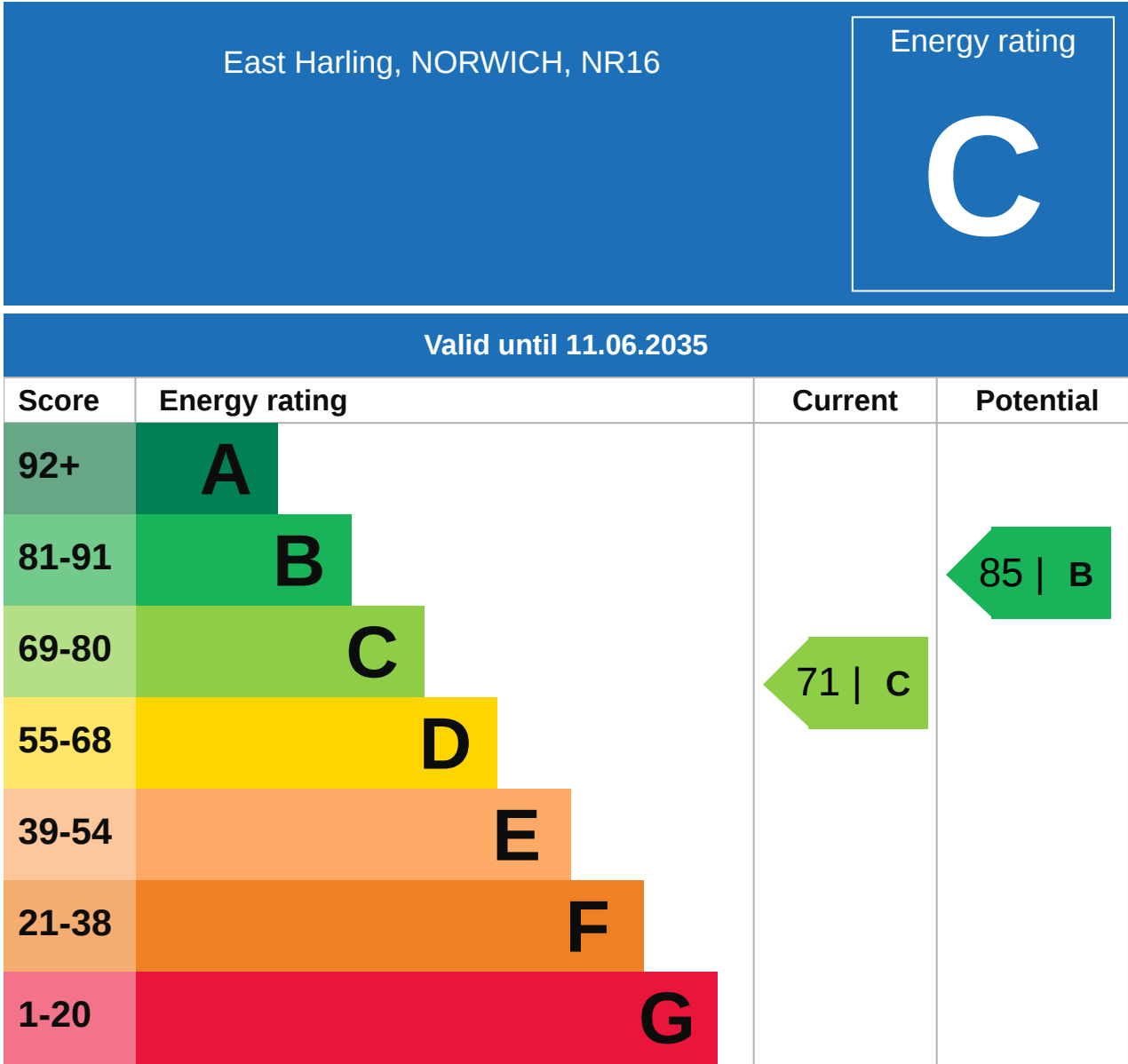






HAMBLINGS PIECE, EAST HARLING, NORWICH, NR16









### Additional EPC Data

---

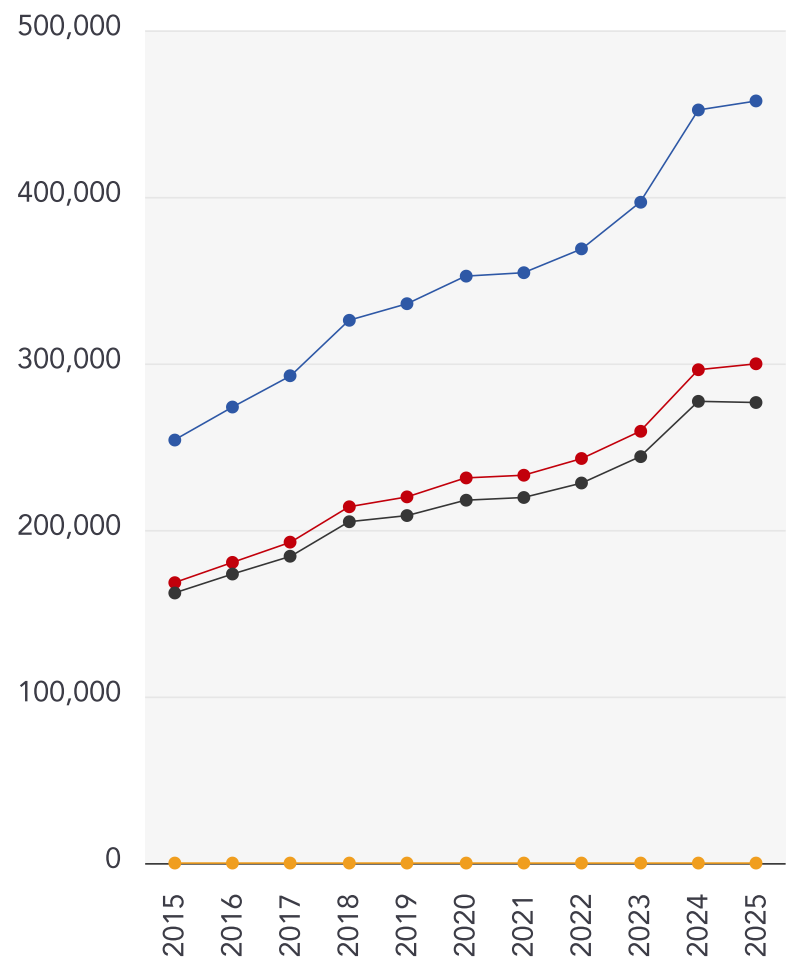
<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main 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>	Low energy lighting in 83% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Total Floor Area:</b>	98 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%**

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.

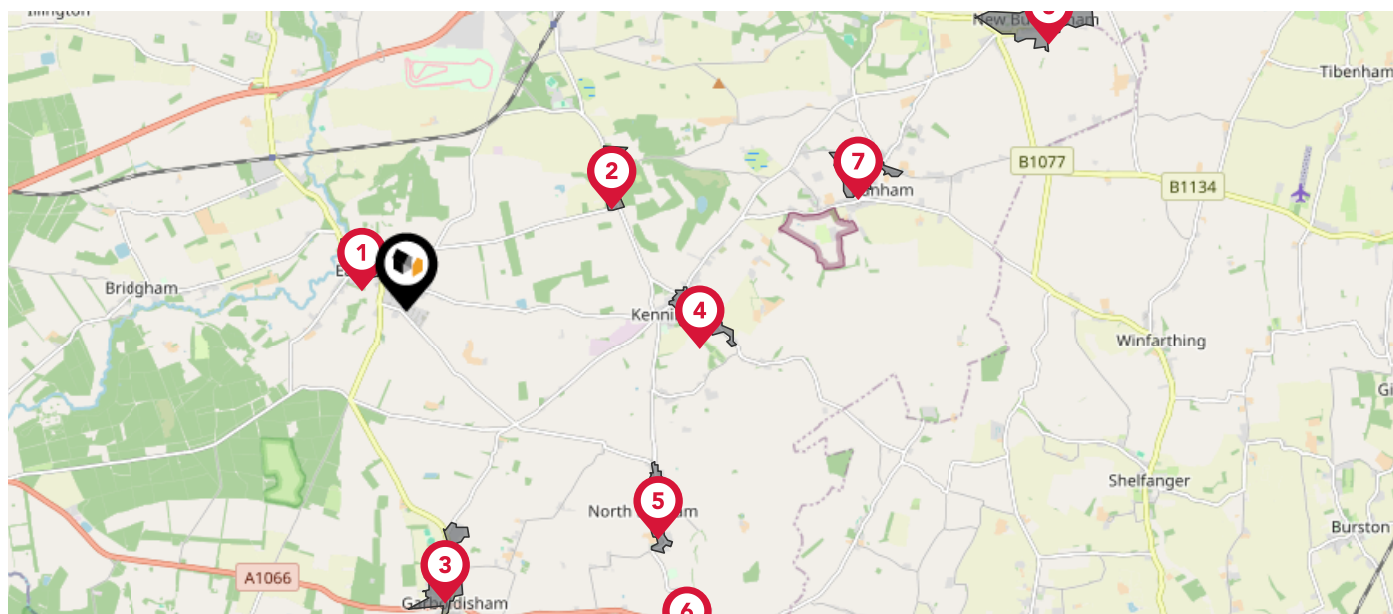


# Maps

## 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

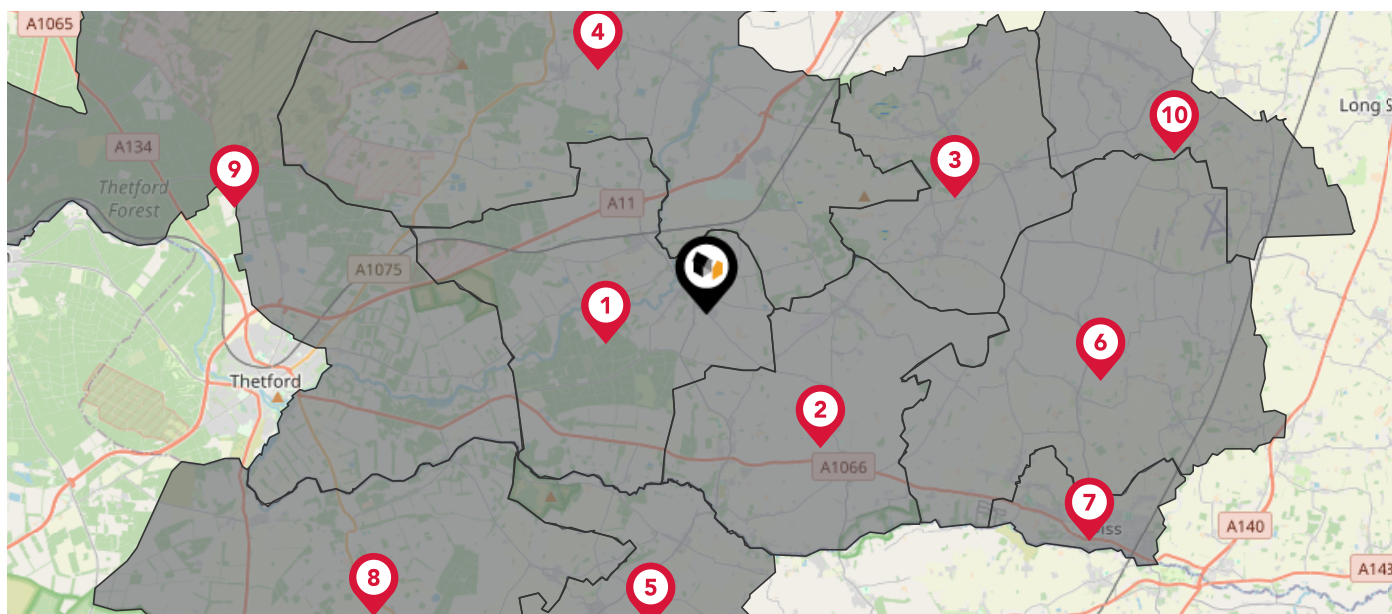
- |   |               |
|---|---------------|
| 1 | East Harling  |
| 2 | Quidenham     |
| 3 | Garboldisham  |
| 4 | Kenninghall   |
| 5 | North Lopham  |
| 6 | South Lopham  |
| 7 | Banham        |
| 8 | New Buckenham |

# 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



Harling & Heathlands Ward



Guiltcross Ward



The Buckenham & Banham Ward



All Saints & Wayland Ward



Barningham Ward



Bressingham & Burston Ward



Diss & Roydon Ward



Bardwell Ward

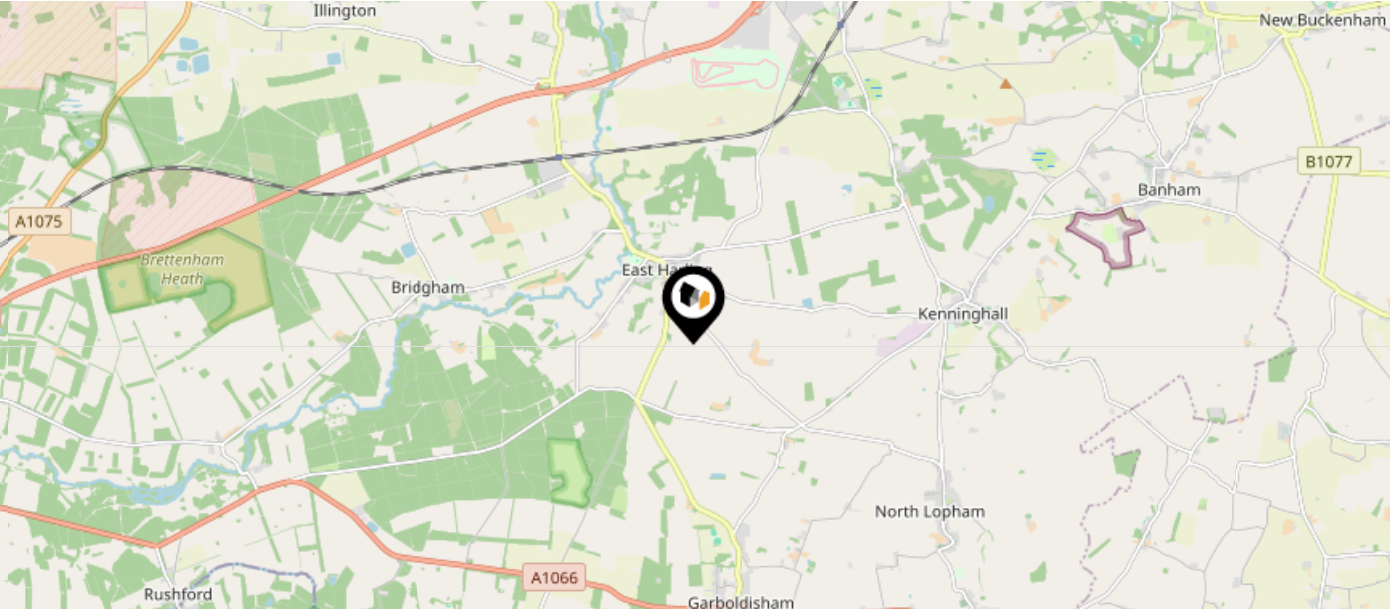


Forest Ward



Bunwell Ward

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



Nearby Green Belt Land

No data available.

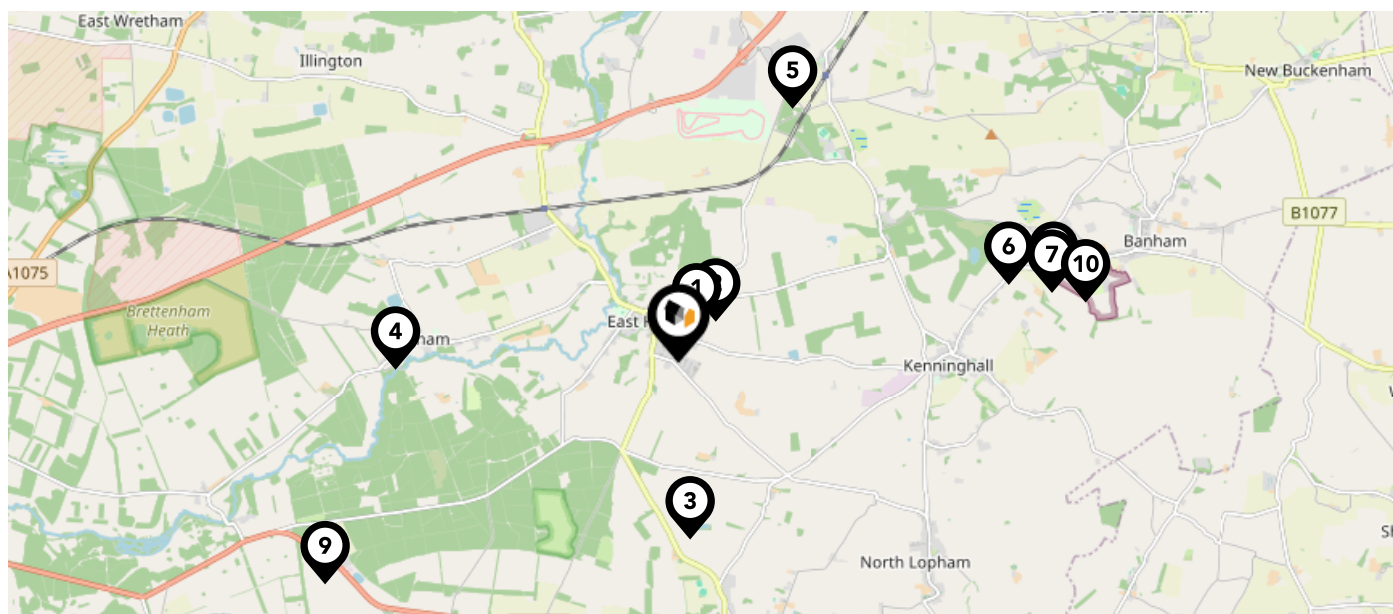


# Maps

## 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

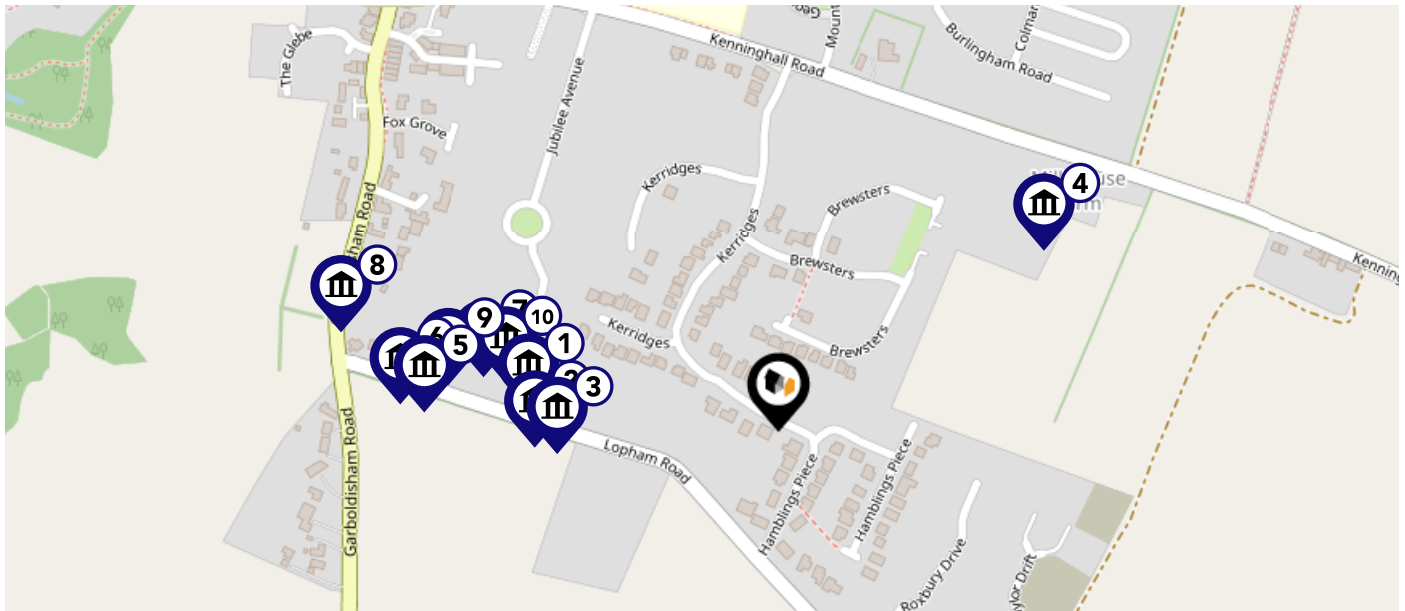
<b>1</b>	East Harling-East Harling, Breckland, Norfolk	Historic Landfill	
<b>2</b>	Field Lodge-Eccles Road, East Harling	Historic Landfill	
<b>3</b>	EA/EPR/NP3899NS/A001	Active Landfill	
<b>4</b>	Back Lane-Bridgeham, Breckland	Historic Landfill	
<b>5</b>	EA/EPR/CP3796SC/V002	Active Landfill	
<b>6</b>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











# Maps

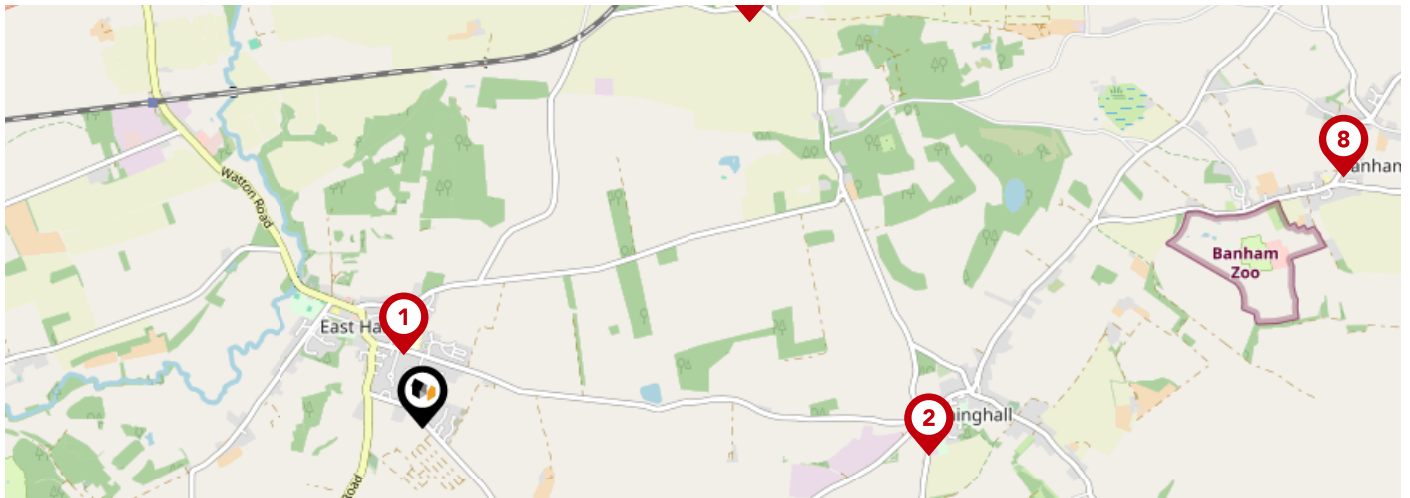
## Listed Buildings



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

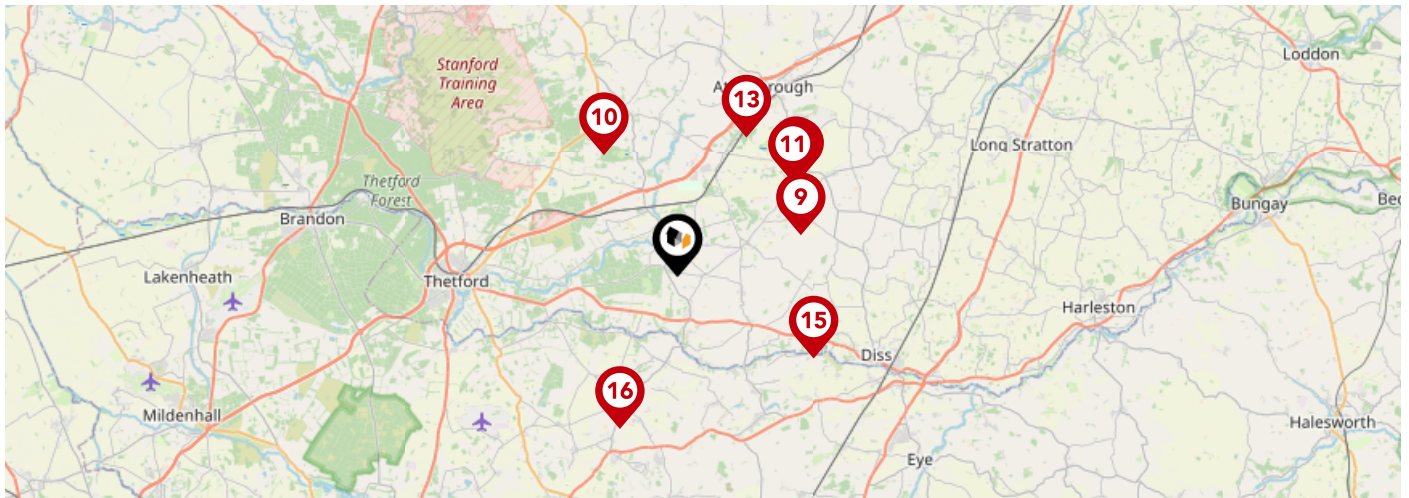










Listed Buildings in the local district	Grade	Distance
 1077407 - 11 And 12 The Crescent	Grade II	0.1 miles
 1077408 - 13 And 14 The Crescent	Grade II	0.1 miles
 1248324 - 15 And 16 The Crescent	Grade II	0.1 miles
 1077453 - Windmill	Grade II	0.2 miles
 1077404 - 3 And 4 The Crescent	Grade II	0.2 miles
 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
<b>1</b>	<b>East Harling Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 212   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Kenninghall Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Aurora White House School</b> Ofsted Rating: Good   Pupils: 61   Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Aurora Eccles School</b> Ofsted Rating: Not Rated   Pupils: 202   Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Garboldisham Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 73   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Andrew's CofE VA Primary School, Lopham</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hopton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 77   Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Banham Primary School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

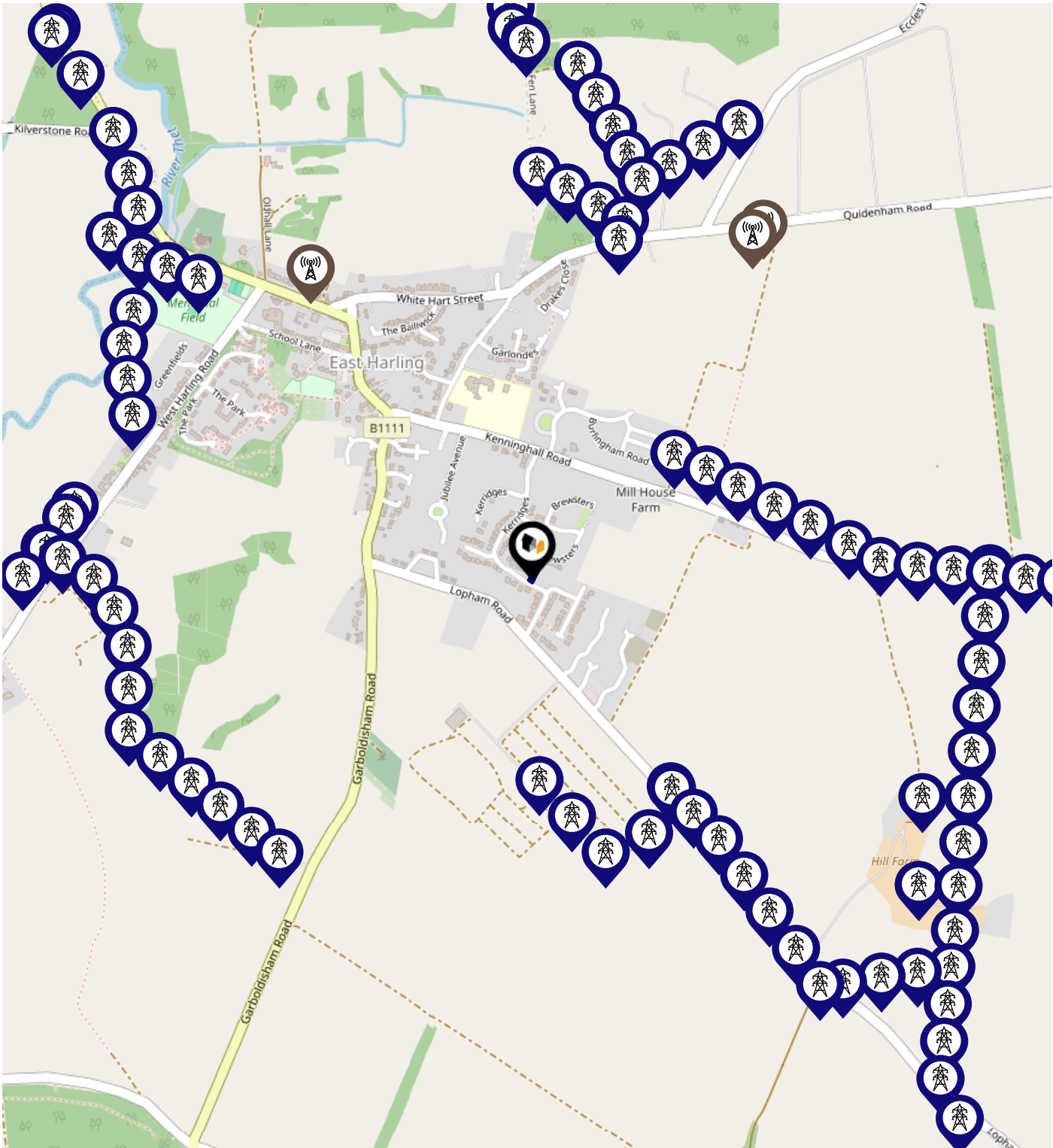




		Nursery	Primary	Secondary	College	Private
	<b>Acorn Park School</b> Ofsted Rating: Good   Pupils: 128   Distance:4.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Hockham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 110   Distance:5.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 174   Distance:5.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 194   Distance:5.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rosecroft Primary School</b> Ofsted Rating: Requires improvement   Pupils: 525   Distance:5.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 492   Distance:5.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bressingham Primary School</b> Ofsted Rating: Good   Pupils: 142   Distance:5.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barningham Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 81   Distance:5.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



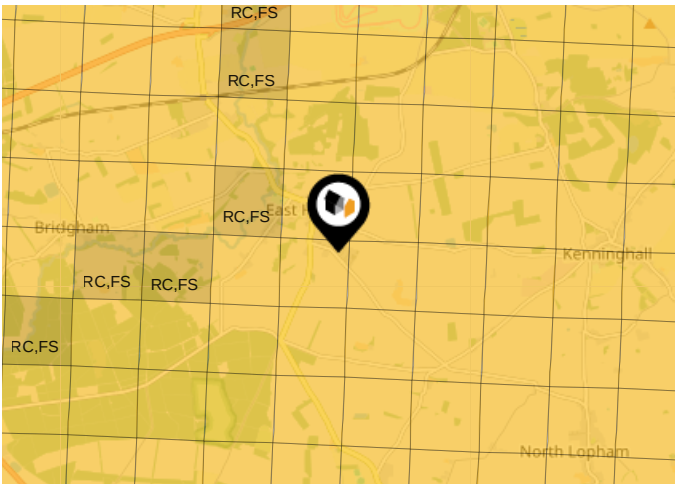
**Key:**

- Power Pylons
- Communication Masts



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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	PEAT
<b>Parent Material Grain:</b>	PEAT	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		



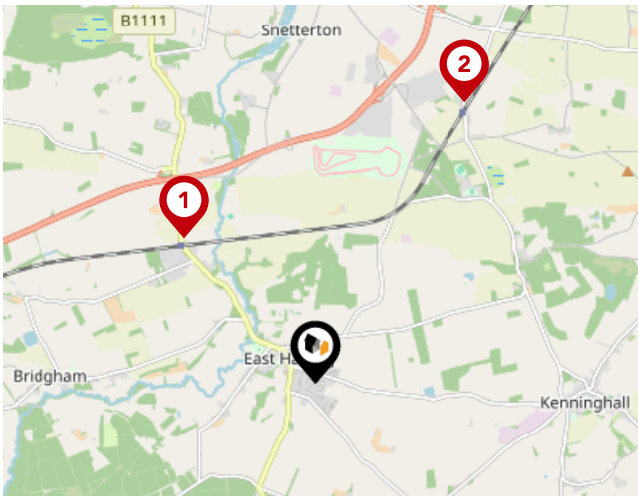
### Primary Classifications (Most Common Clay Types)

<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



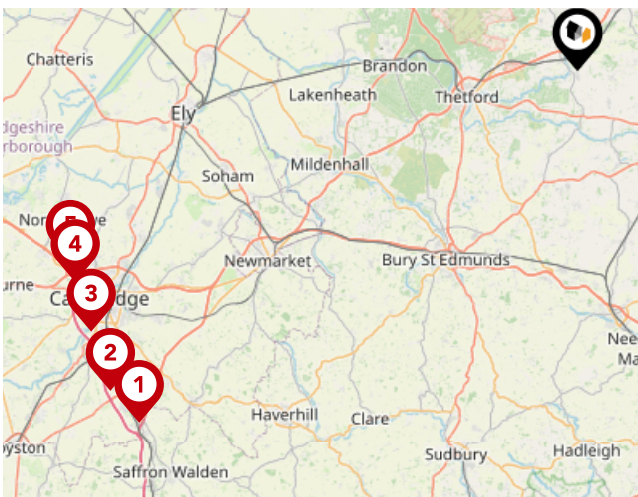
# Area

## Transport (National)



### National Rail Stations

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



### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	40.88 miles
	M11 J10	41.08 miles
	M11 J11	40.09 miles
	M11 J13	39.49 miles
	M11 J14	39.34 miles

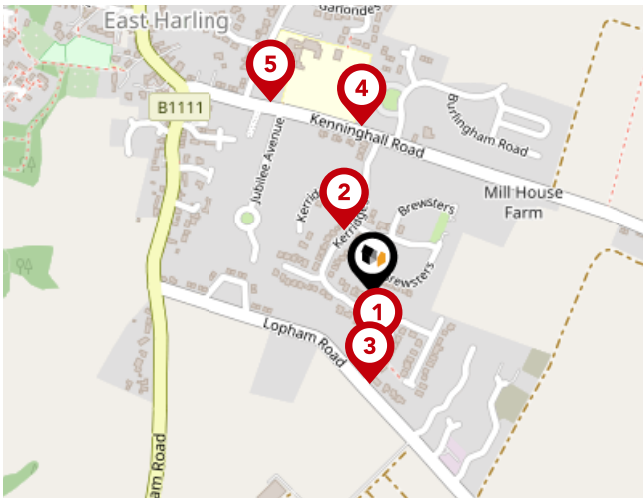


### Airports/Helipads

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

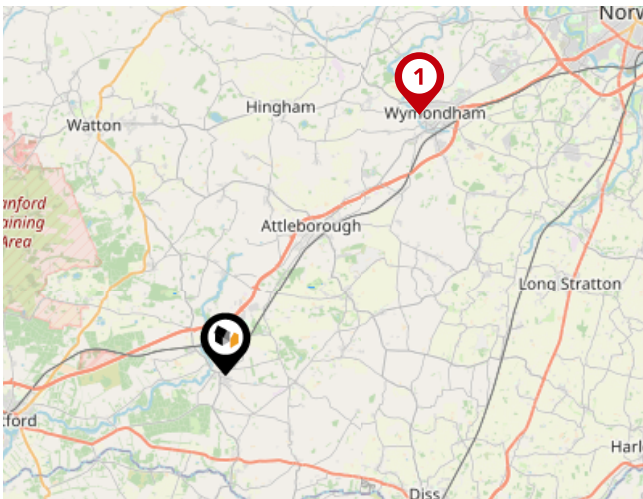
# Area

## 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



### Whittleby Parish | Attleborough

---

At Whittleby 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.



### Contains public sector information licensed under the Open Government License v3.0

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.



### Whittleby Parish | Attleborough

Suva House, Queens Square Attleborough

NR17 2AF

01953 711839

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

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

