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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 15th August 2026



FEN LANE, EAST HARLING, NORWICH, NR16

Whittley Parish | Attleborough

Suva House, Queens Square Attleborough NR17 2AF

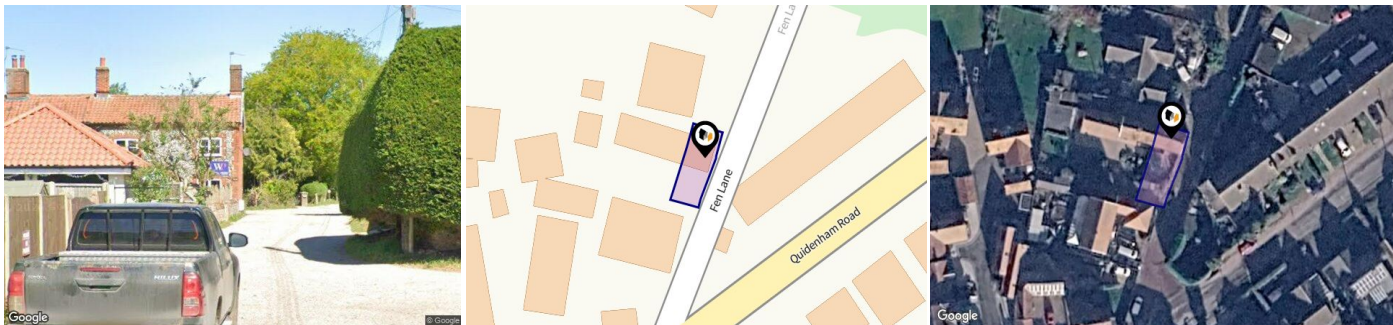
01953 711839

nick@whittleyparish.com

www.whittleyparish.com



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Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.04 acres
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£1,901
Title Number:	NK196156

Tenure: Freehold

Local Area

Local Authority:	Norfolk
Conservation Area:	East Harling
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

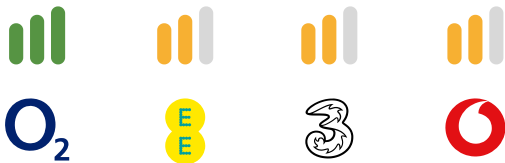
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17	80	-
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Fen Lane, East Harling, Norwich, NR16*

Reference - 3PL/2016/1551/D	
Decision:	Permission Conditions/Reasons
Date:	22nd December 2016
Description:	New dwelling and garage

Reference - 3PL/2015/0659/O	
Decision:	Refusal Conditions/Reasons
Date:	01st June 2015
Description:	Erection of single detached dwelling

Reference - 3PL/2016/0392/O	
Decision:	Permission Conditions/Reasons
Date:	01st April 2016
Description:	Erection of dwelling & detached garage





FEN LANE, EAST HARLING, NORWICH, NR16

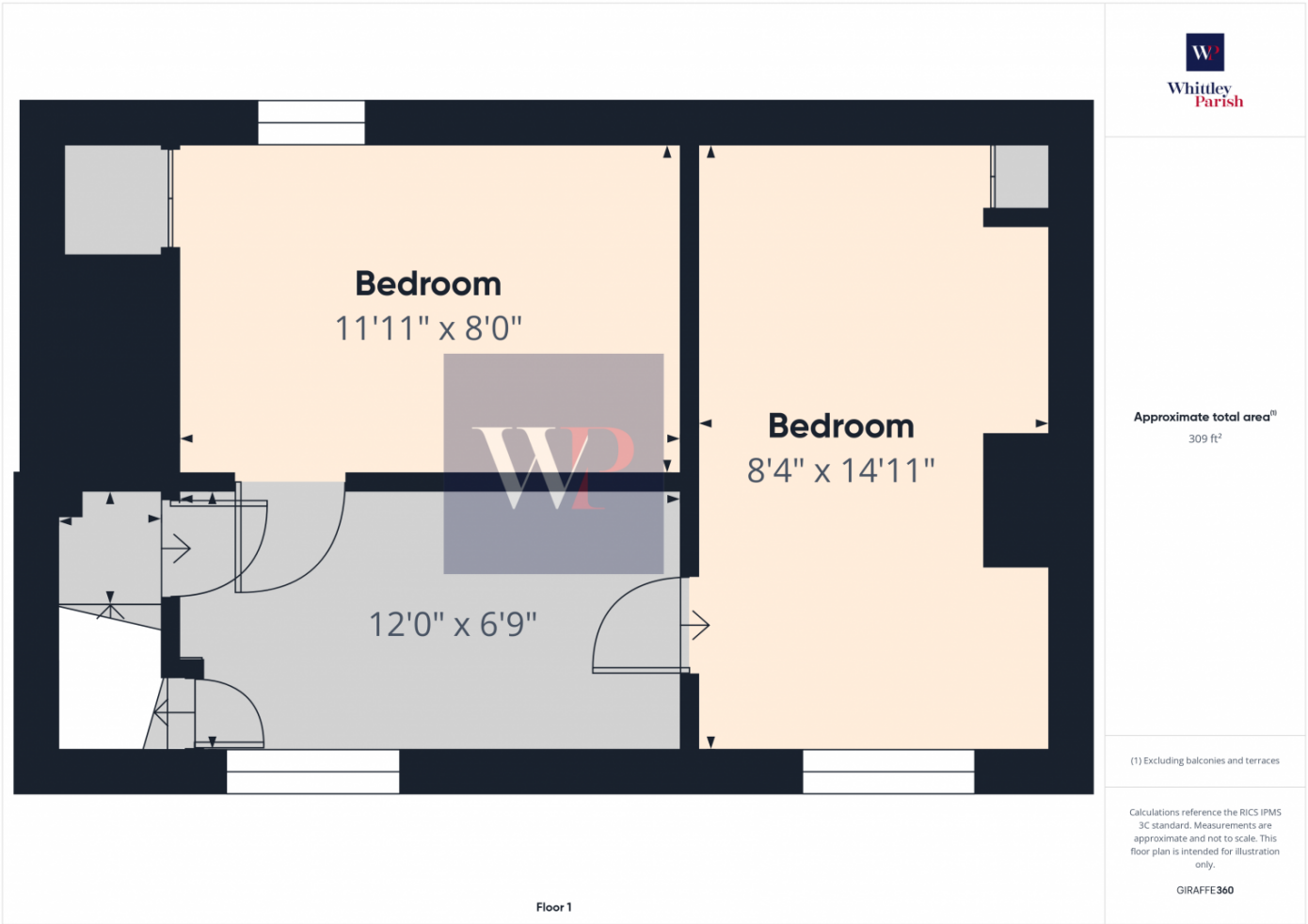


FEN LANE, EAST HARLING, NORWICH, NR16

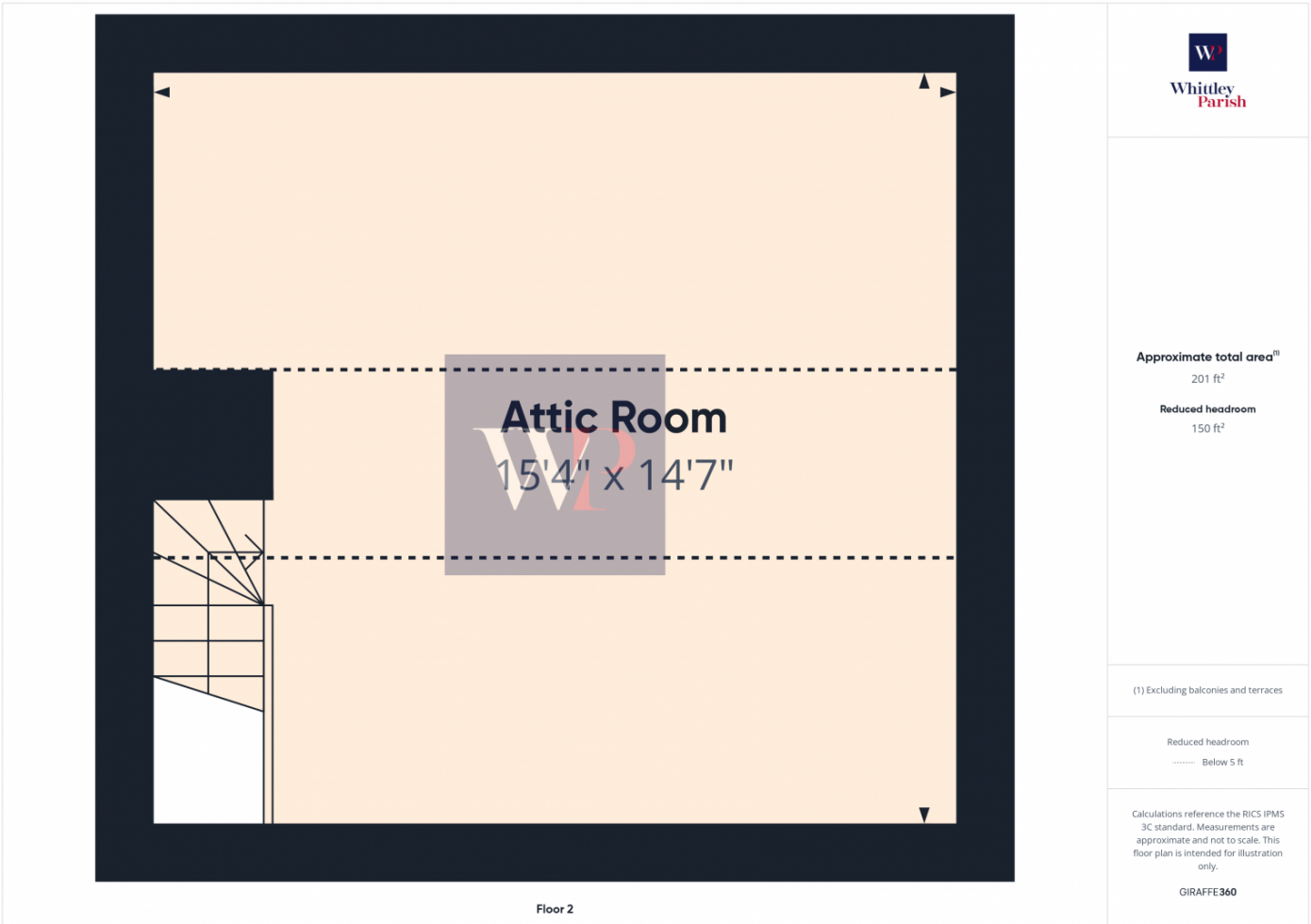


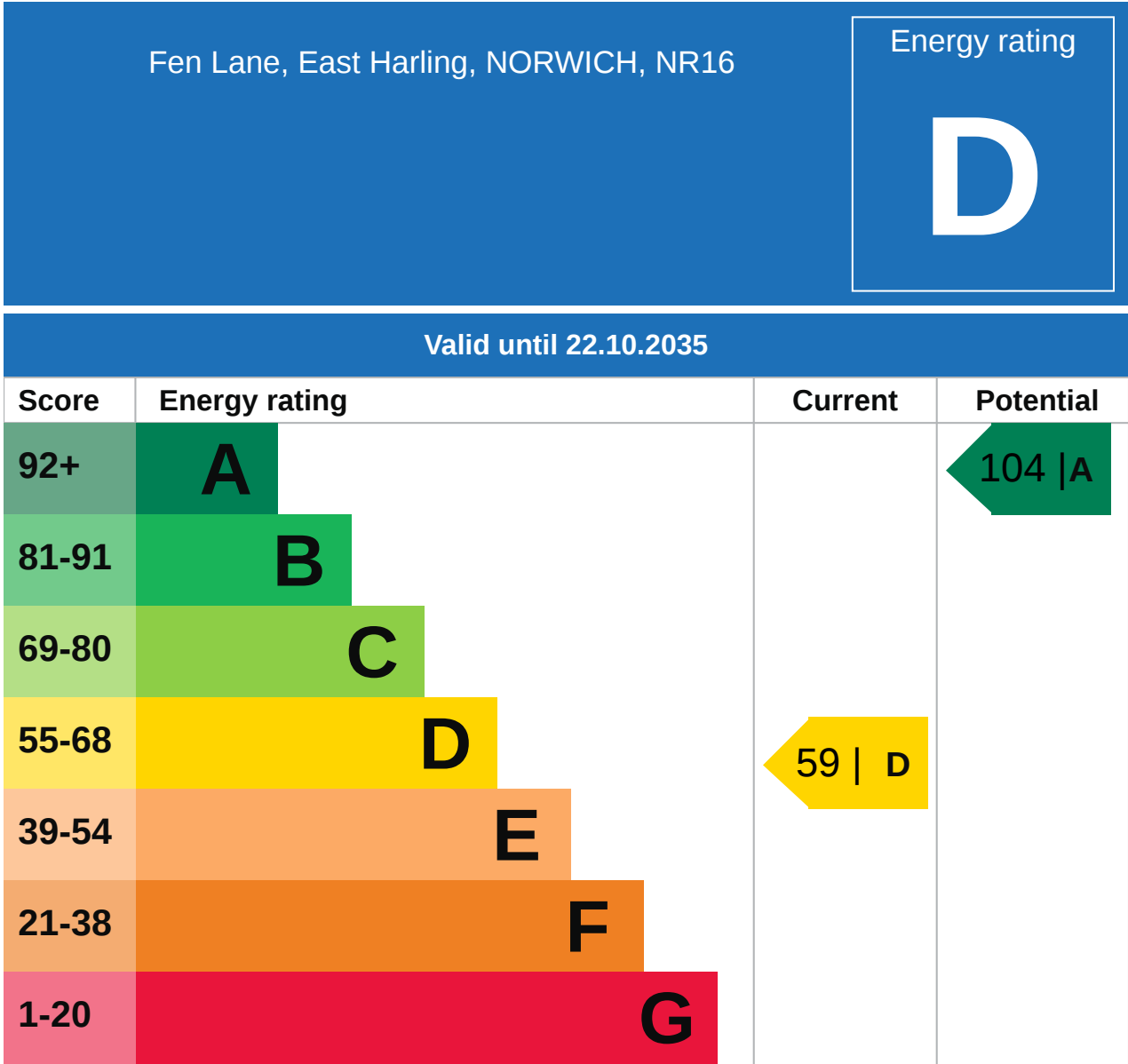


FEN LANE, EAST HARLING, NORWICH, NR16



FEN LANE, EAST HARLING, NORWICH, NR16







Additional EPC Data

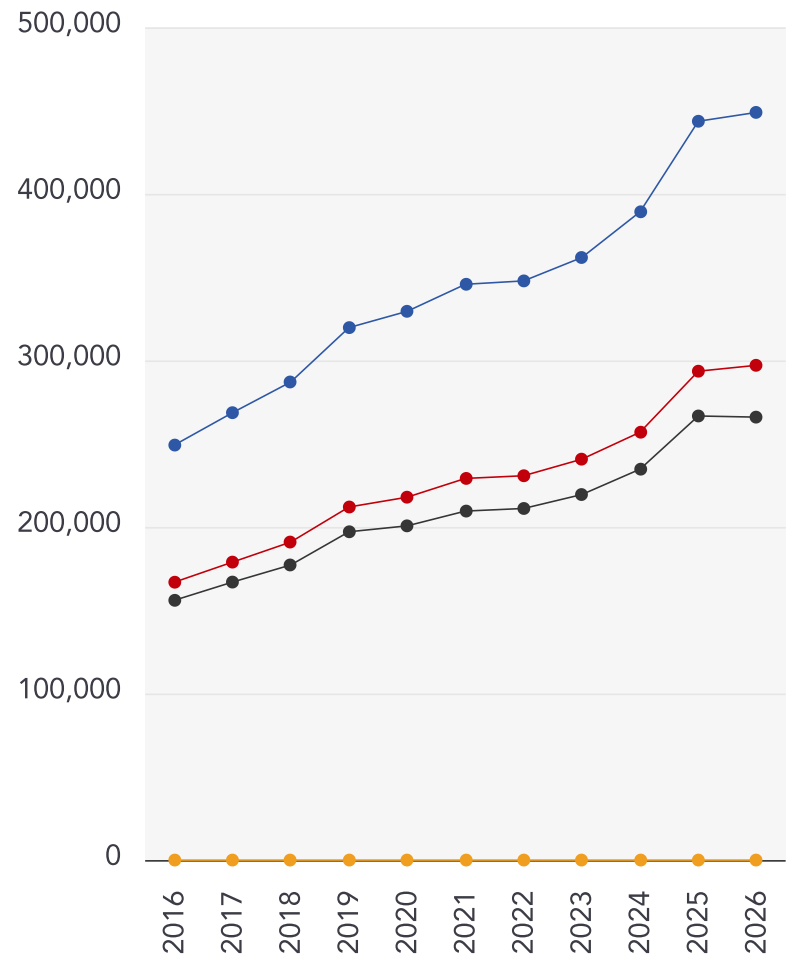
Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Mostly double glazing
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	79 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%

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.

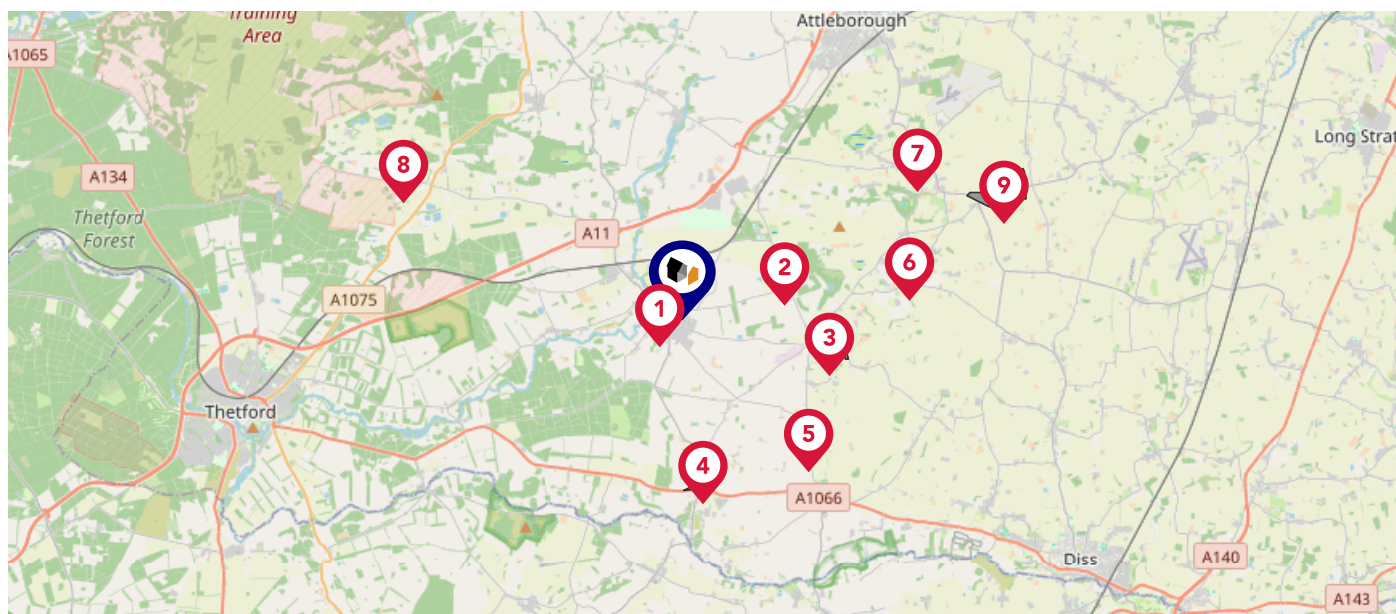
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



East Harling



Quidenham



Kenninghall



Garboldisham



North Lopham



Banham



Old Buckenham

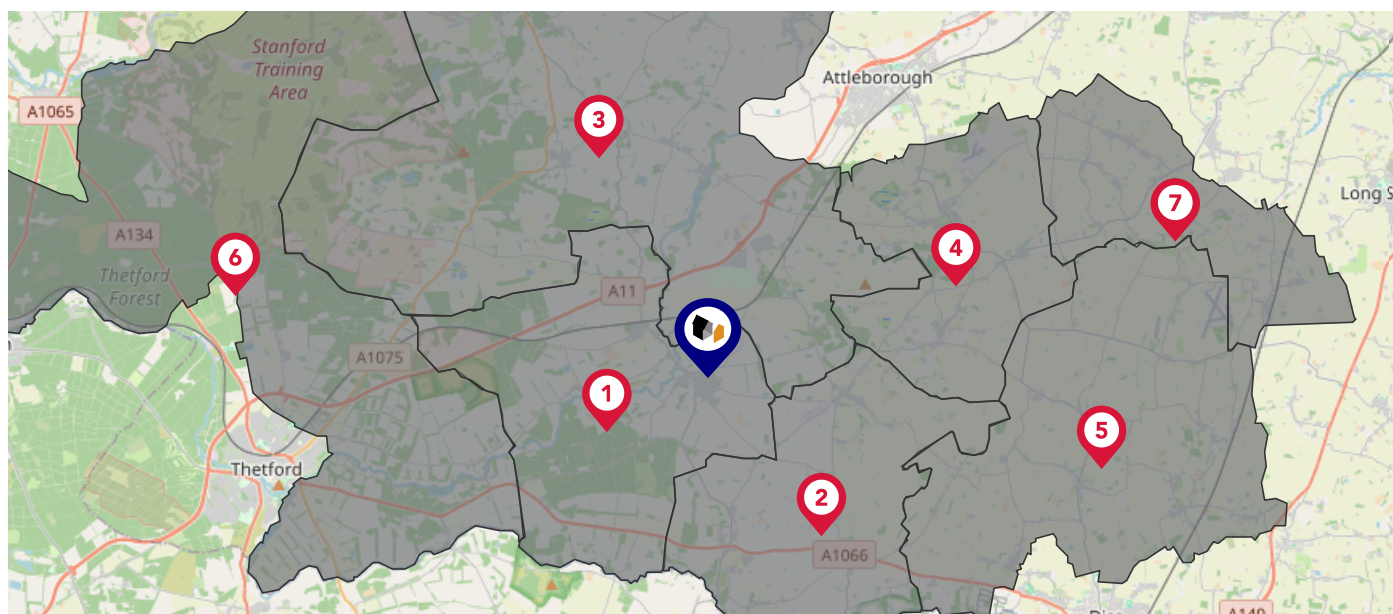


East Wretham



New Buckenham

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



All Saints & Wayland Ward



The Buckenhams & Banham Ward



Bressingham & Burston Ward

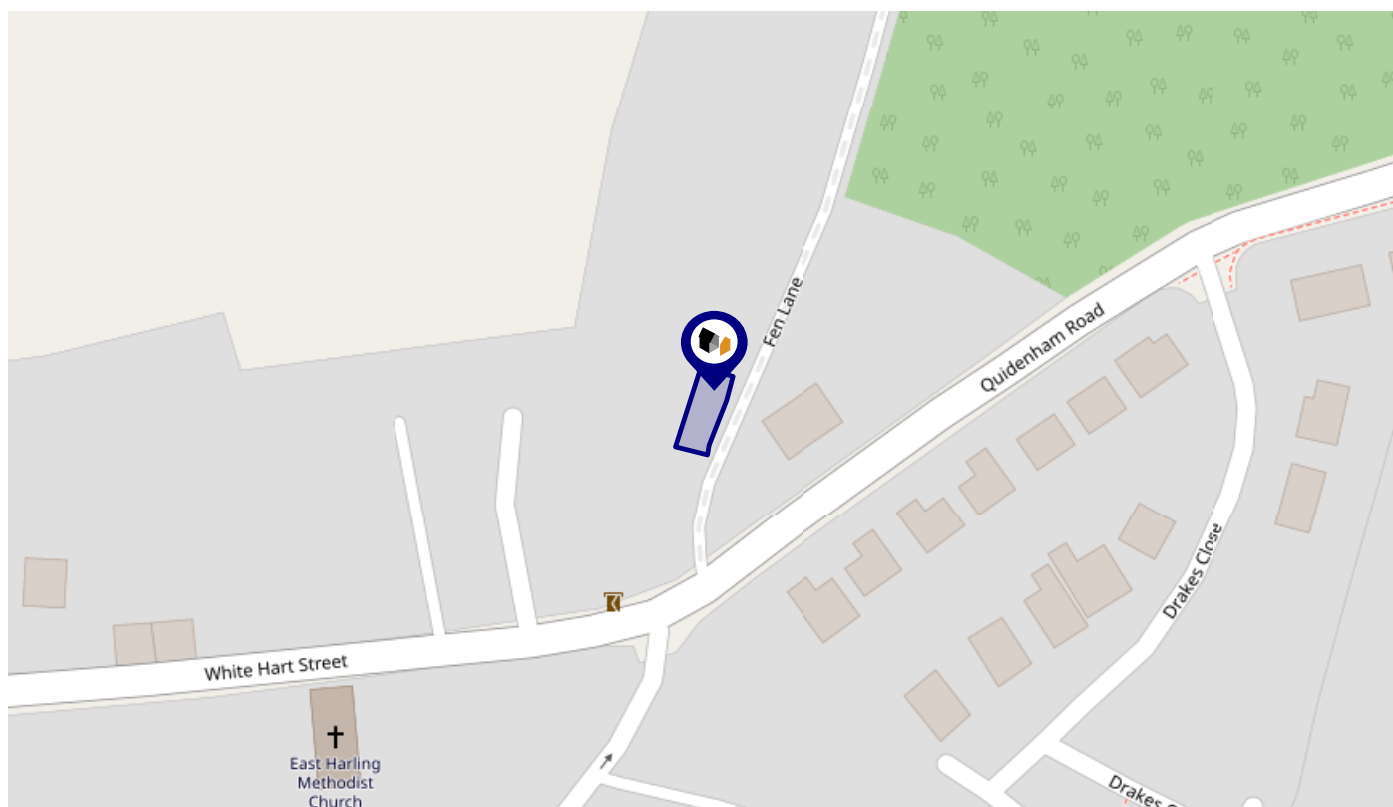


Forest Ward



Bunwell Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

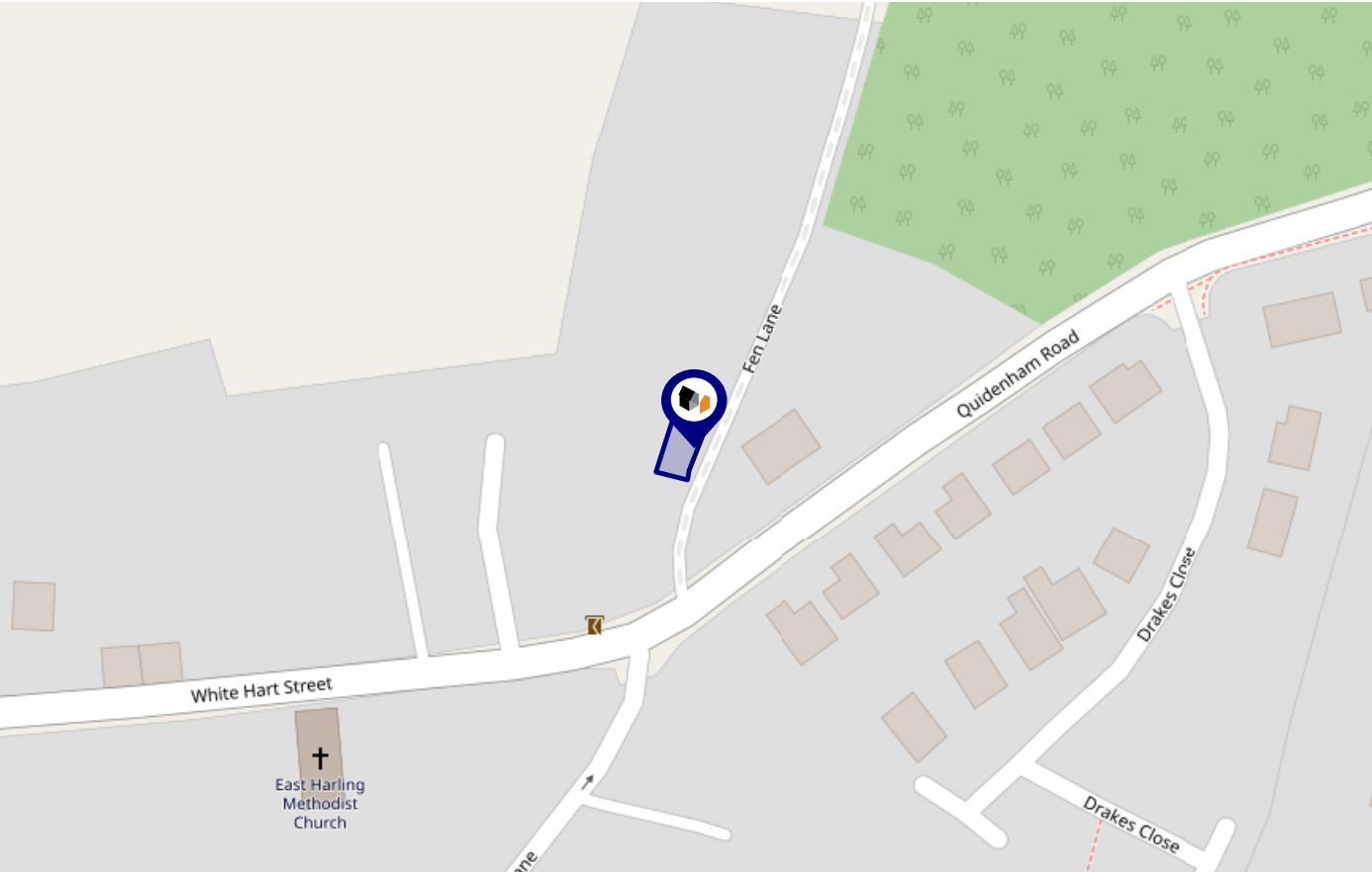
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

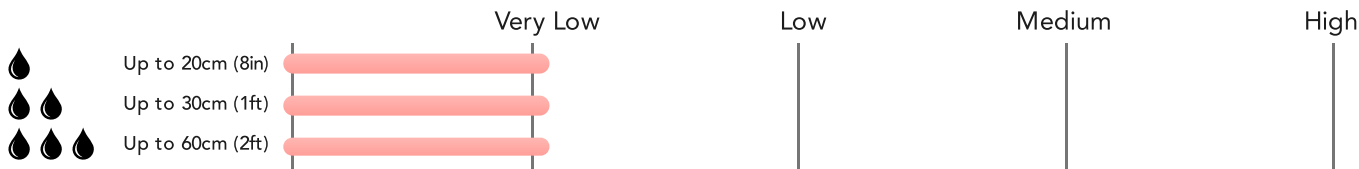


Risk Rating: Very low

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:

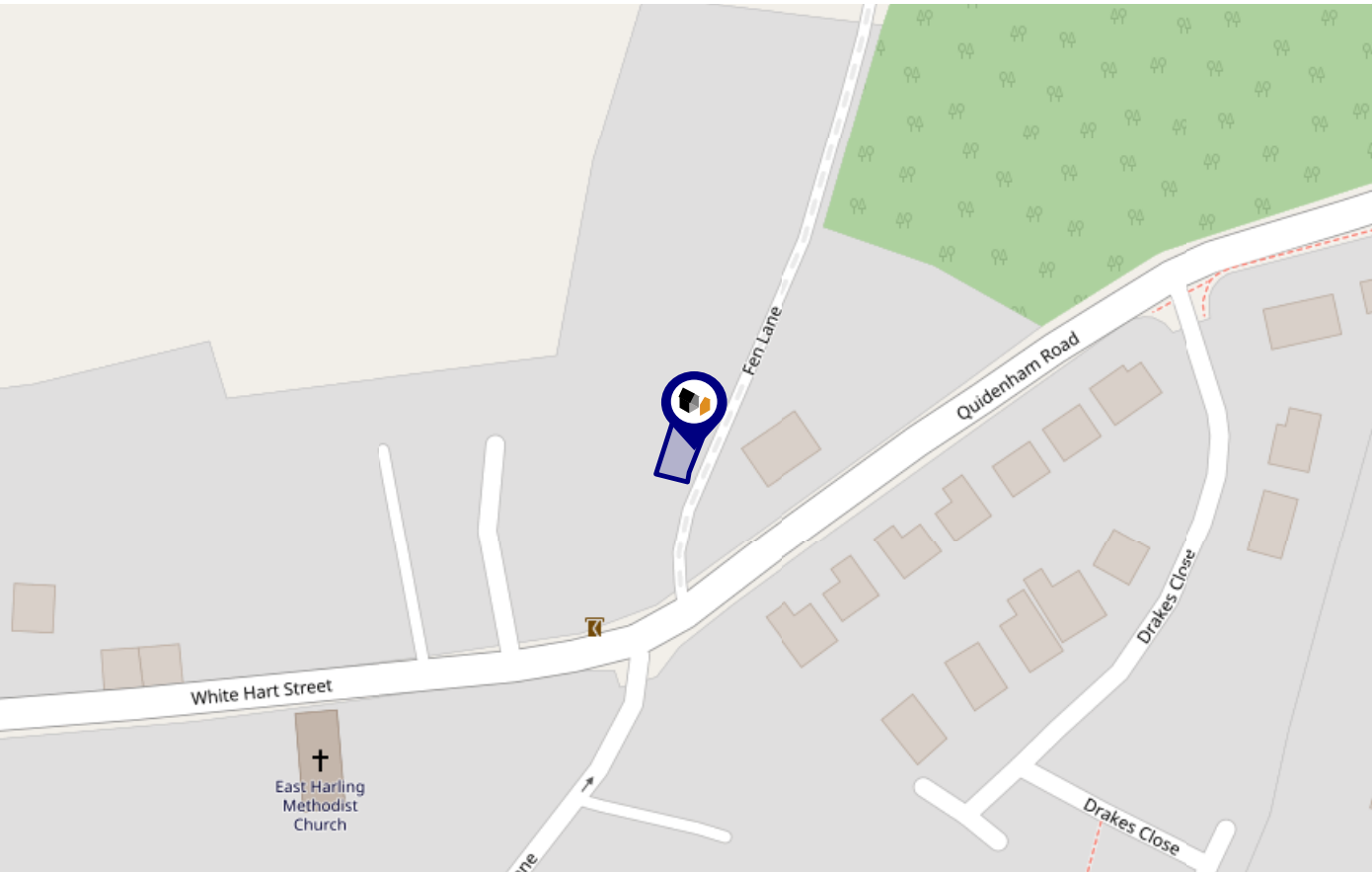


Flood Risk

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.

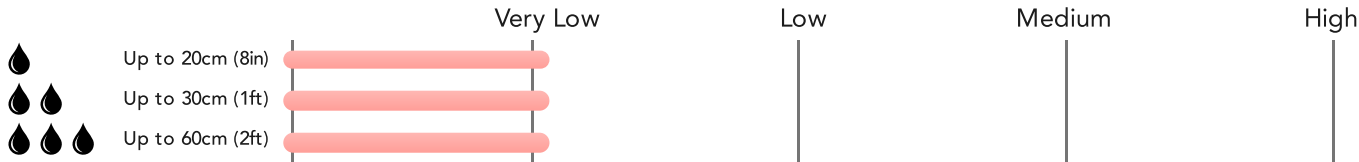


Risk Rating: Very low

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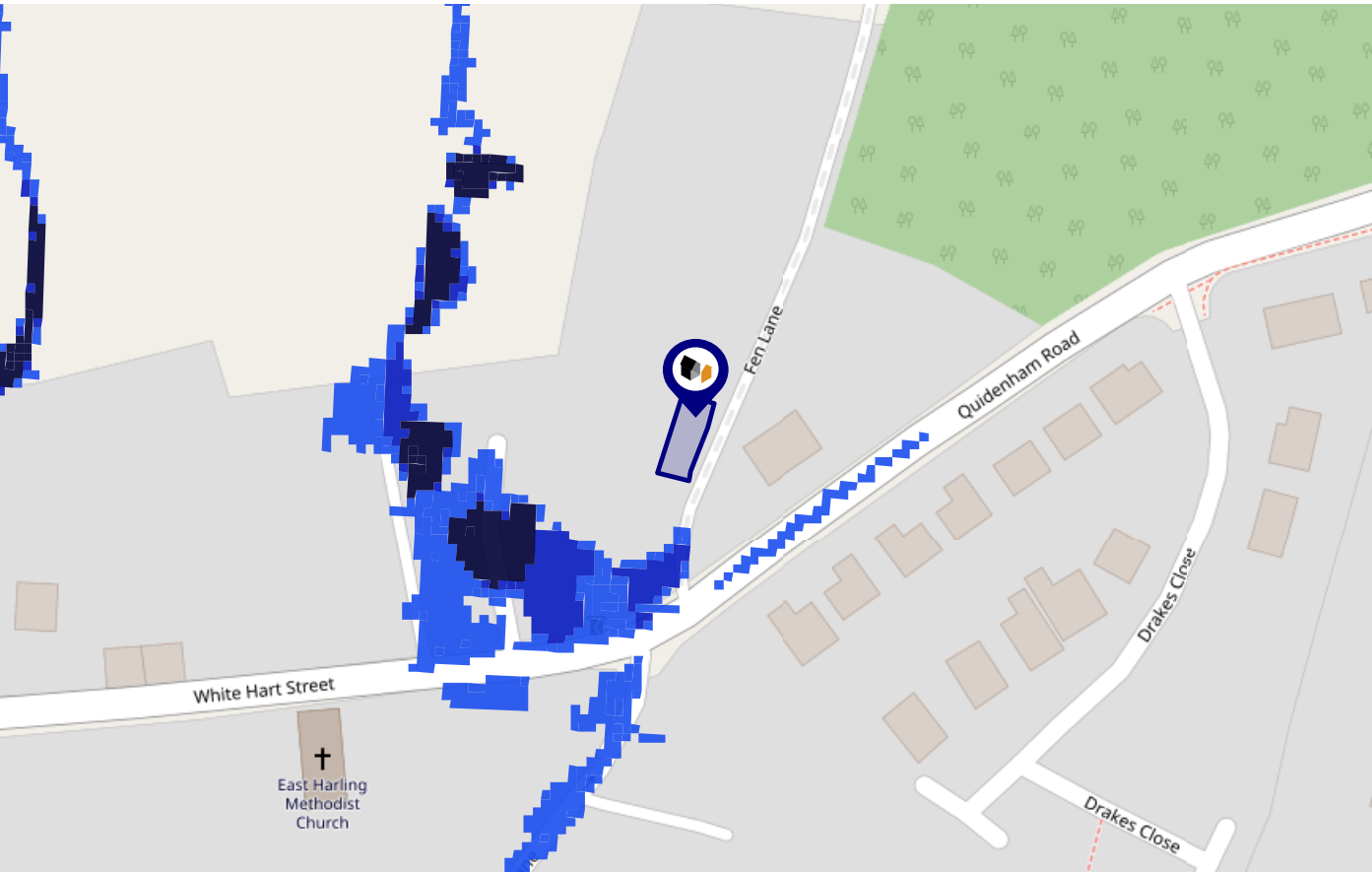


Flood Risk

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.

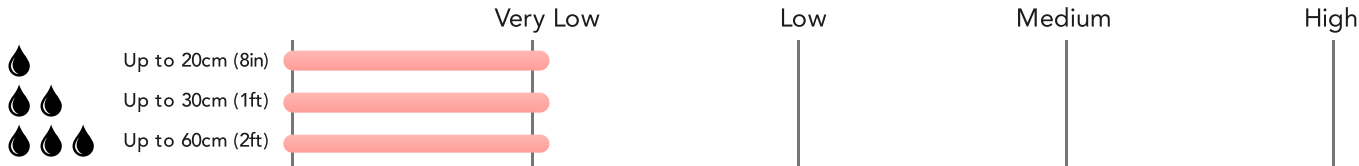


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

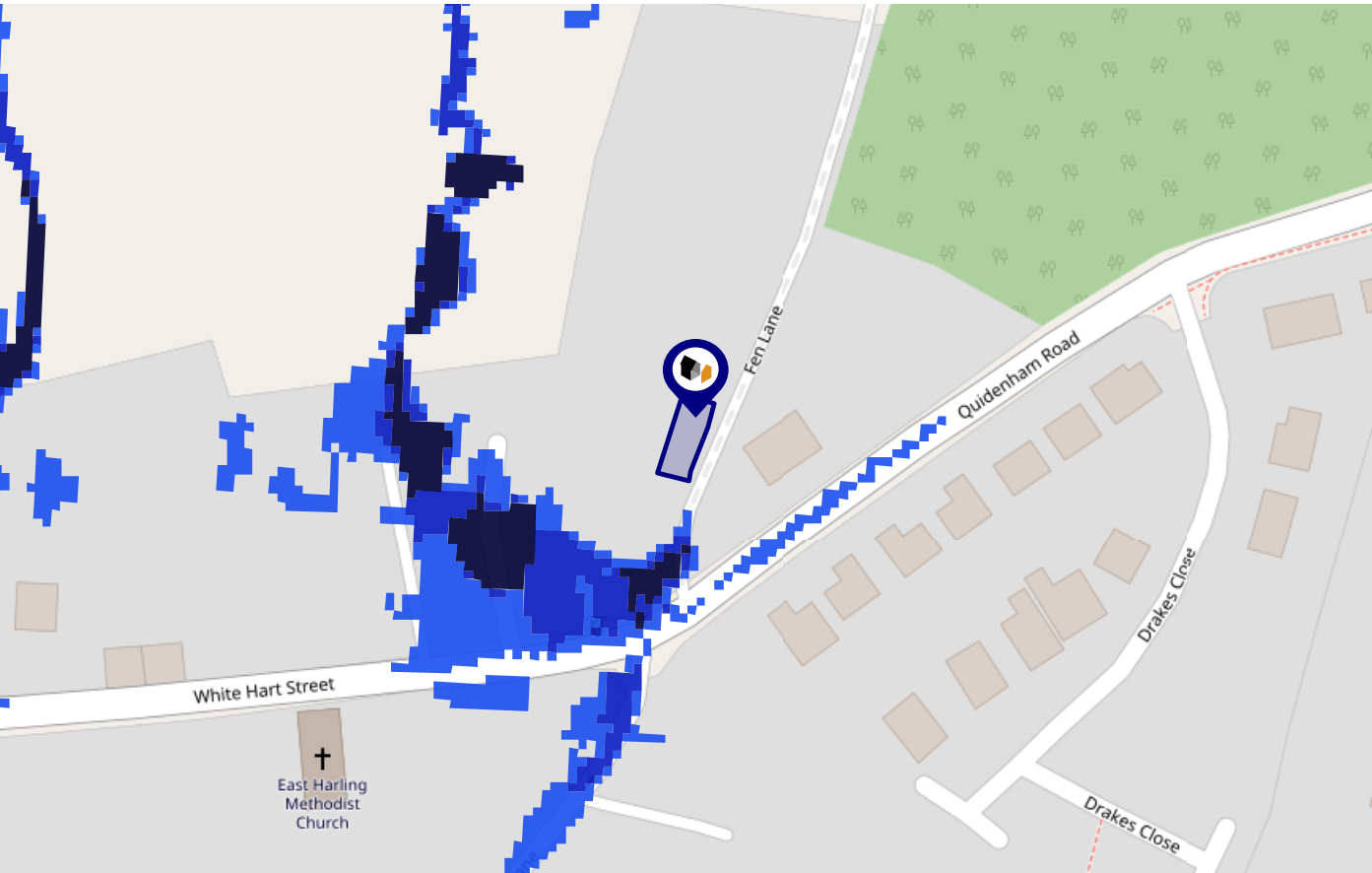


Flood Risk

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.

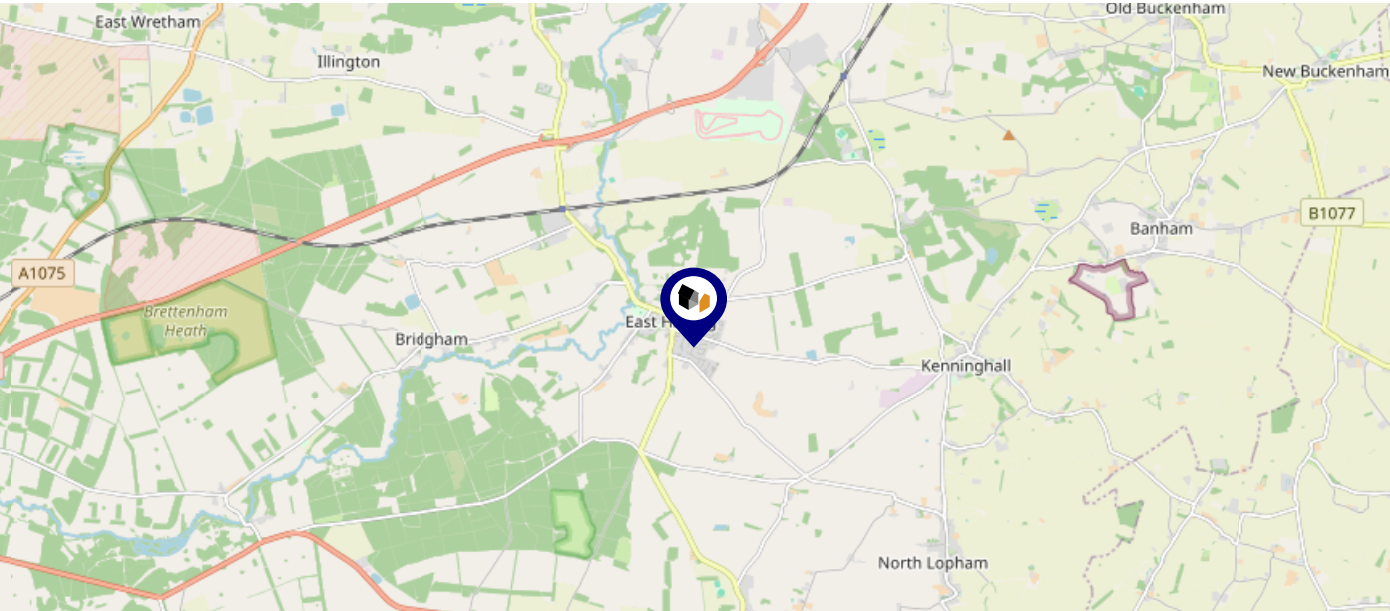
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land

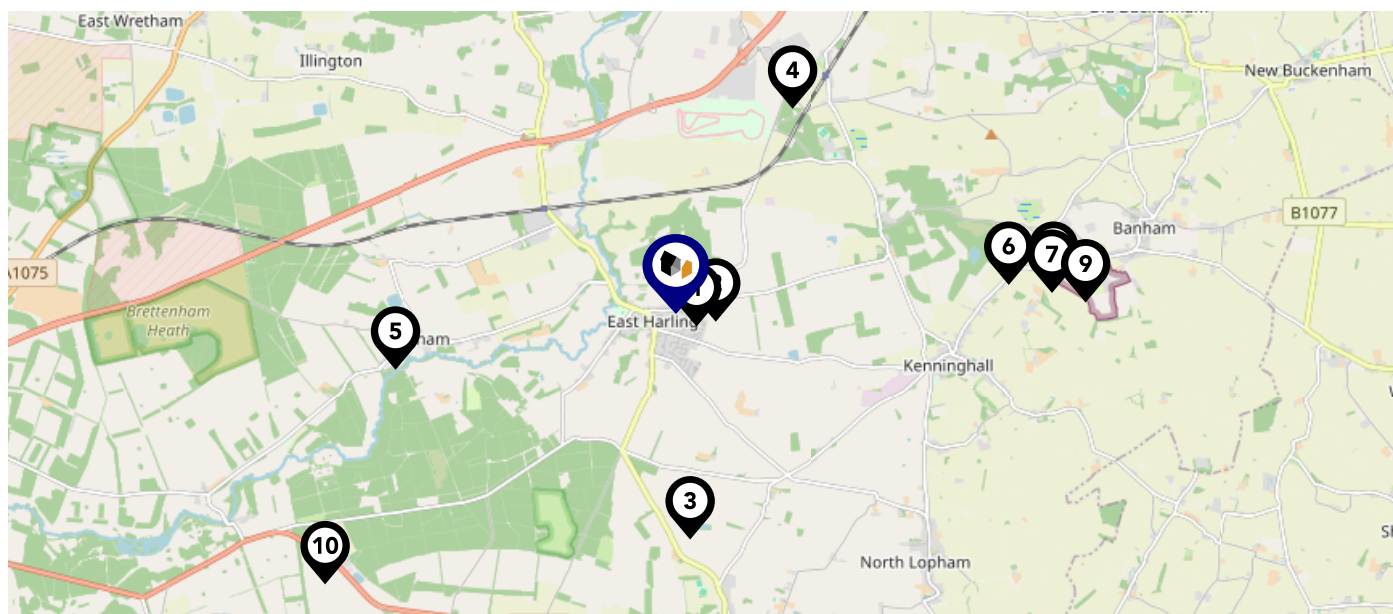
No data available.

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

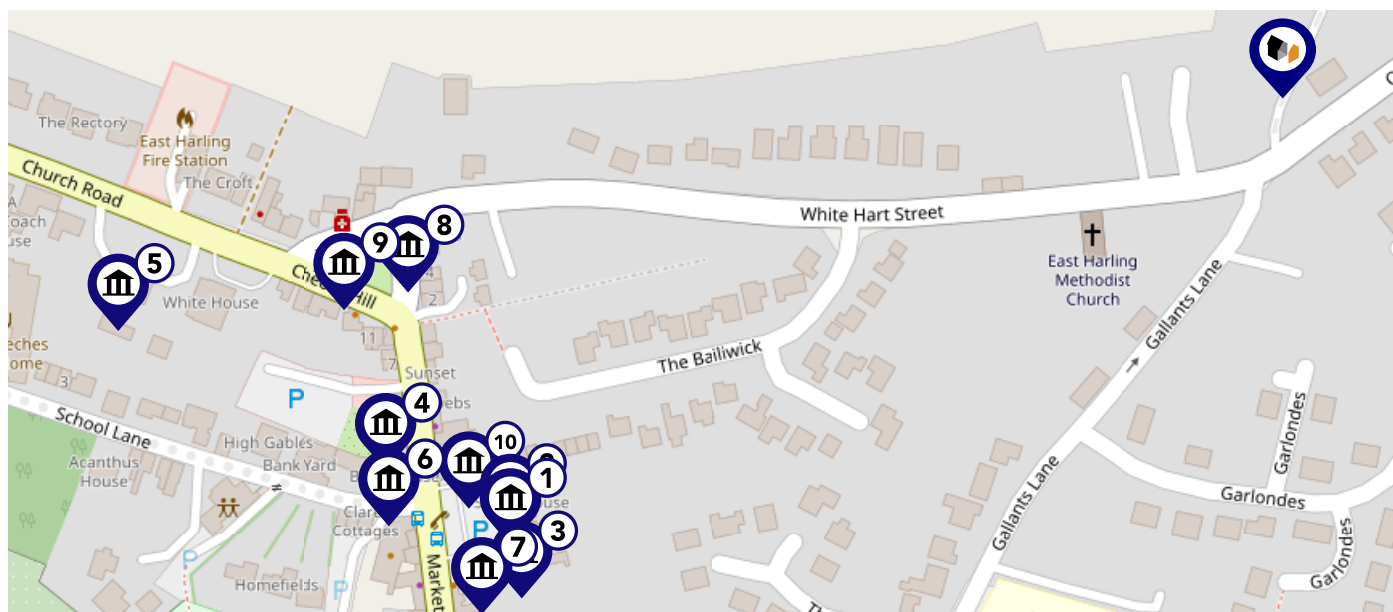
1	East Harling-East Harling, Breckland, Norfolk	Historic Landfill	
2	Field Lodge-Eccles Road, East Harling	Historic Landfill	
3	EA/EPR/NP3899NS/A001	Active Landfill	
4	EA/EPR/CP3796SC/V002	Active Landfill	
5	Back Lane-Bridgeham, Breckland	Historic Landfill	
6	Fen Farm off Banham Road-Banham, Norfolk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

Maps

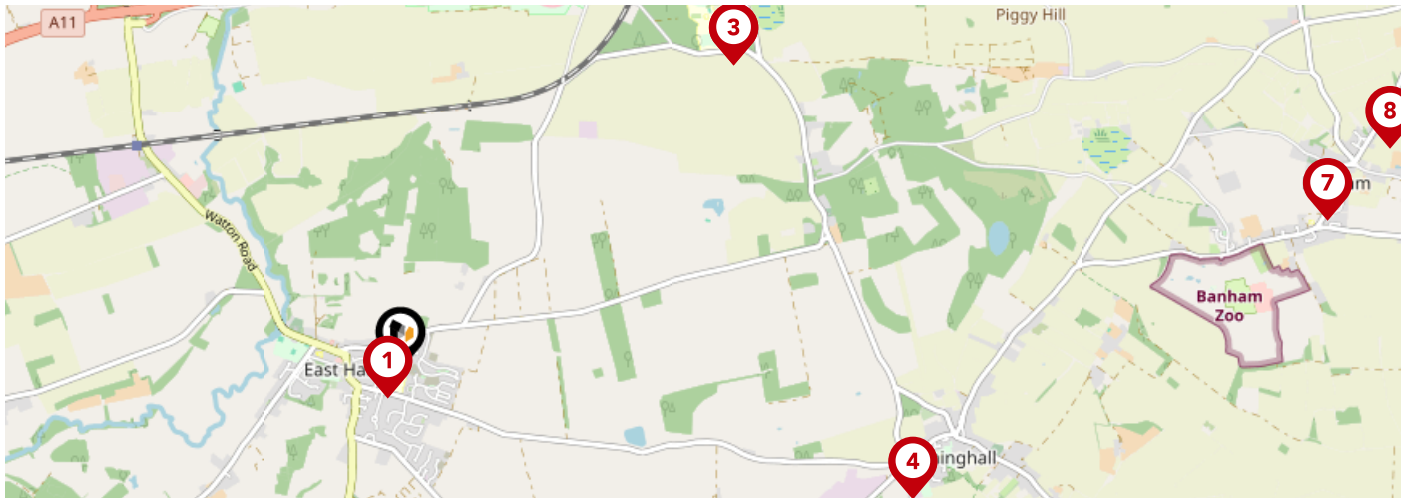
Listed Buildings



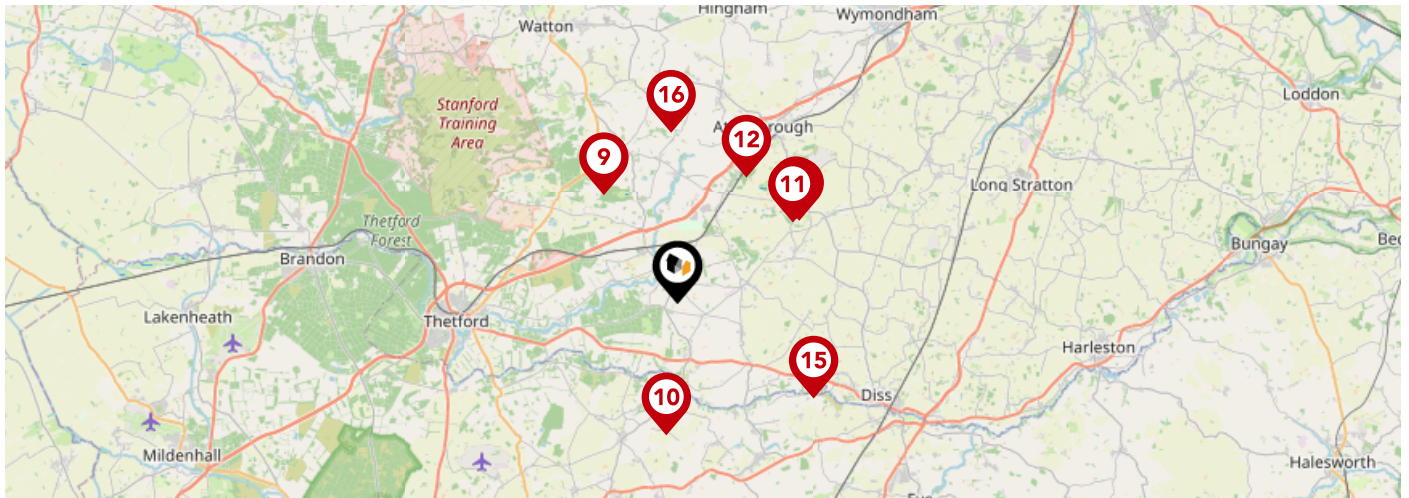
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1077455 - Stepp Cottage	Grade II	0.2 miles
 1168594 - Duffus Cottage	Grade II	0.2 miles
 1306929 - 2 Houses At South East Corner	Grade II	0.3 miles
 1342538 - Swan Inn	Grade II	0.3 miles
 1342517 - Old Rectory	Grade II	0.3 miles
 1077414 - Range South Of Swan Inn Including Parkinson's Stores	Grade II	0.3 miles
 1342519 - Market Stores	Grade II	0.3 miles
 1342539 - Crossways And Tillywhim	Grade II	0.3 miles
 1447714 - East Harling War Memorial	Grade II	0.3 miles
 1342518 - Eastern House	Grade II	0.3 miles



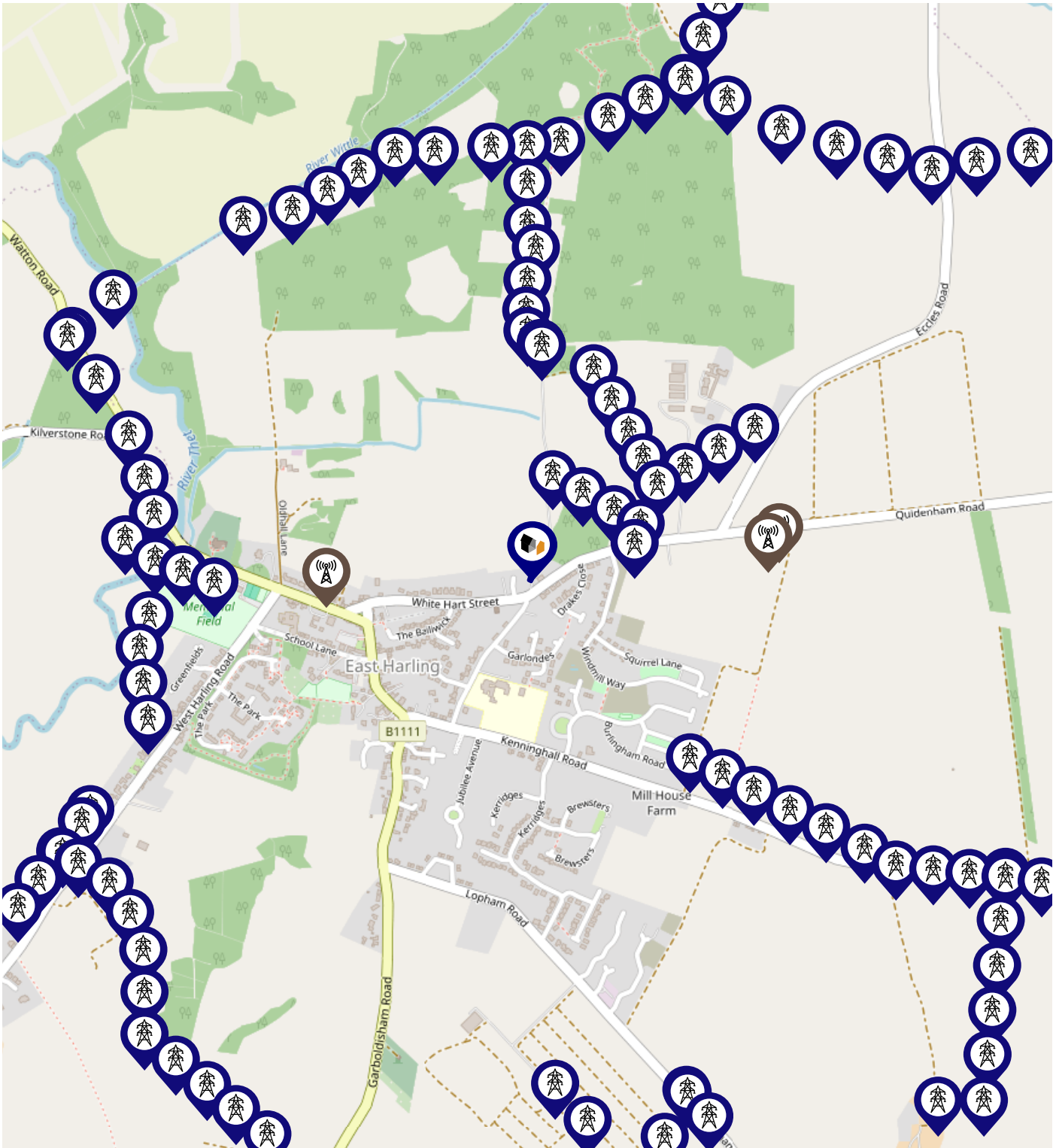
		Nursery	Primary	Secondary	College	Private
1	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:0.14	☐	☒	☐	☐	☐
2	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:2.04	☐	☐	☒	☐	☐
3	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:2.04	☐	☐	☒	☐	☐
4	Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:2.38	☐	☒	☐	☐	☐
5	Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:3.13	☐	☒	☐	☐	☐
6	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:3.48	☐	☒	☐	☐	☐
7	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:4.24	☐	☒	☐	☐	☐
8	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:4.58	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Great Hockham Primary School and Nursery Ofsted Rating: Good Pupils: 110 Distance:4.7	☐	☒	☐	☐	☐
	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:4.76	☐	☒	☐	☐	☐
	Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:5.13	☐	☐	☒	☐	☐
	Rosecroft Primary School Ofsted Rating: Requires improvement Pupils: 525 Distance:5.19	☐	☒	☐	☐	☐
	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:5.28	☐	☒	☐	☐	☐
	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:5.35	☐	☐	☒	☐	☐
	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:6	☐	☒	☐	☐	☐
	Rocklands Community Primary School Ofsted Rating: Good Pupils: 71 Distance:6.2	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

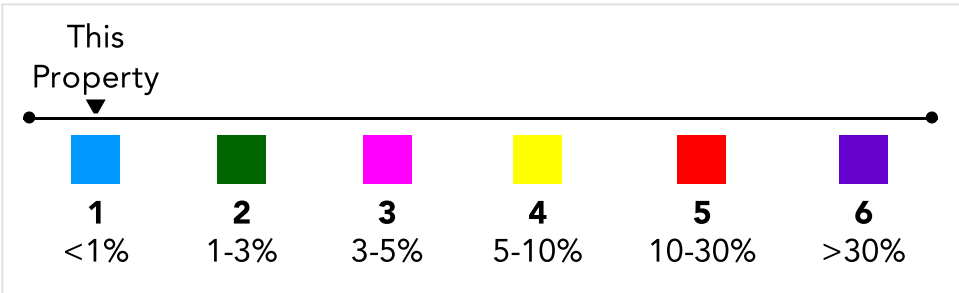
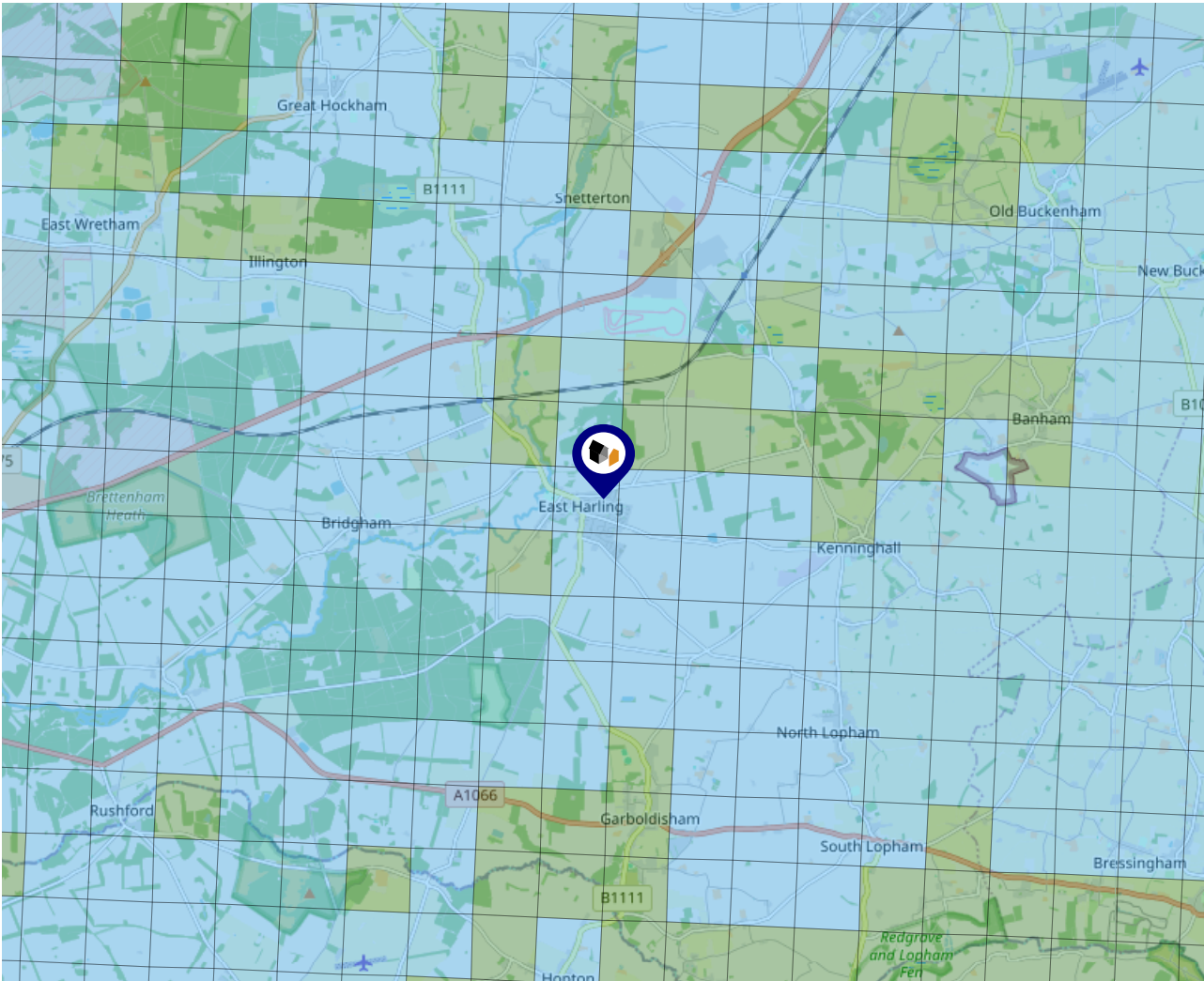


Key:

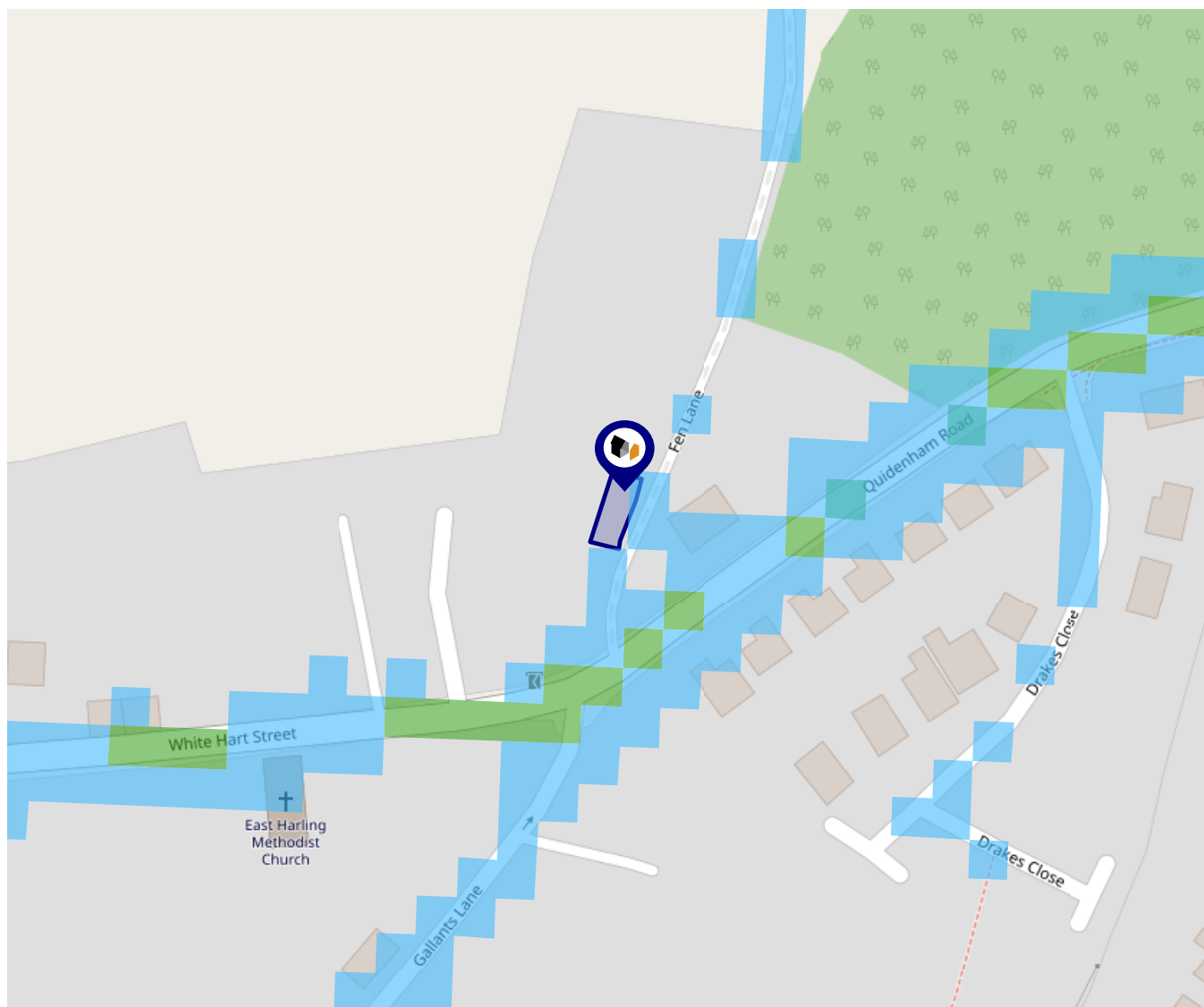
-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area Road Noise



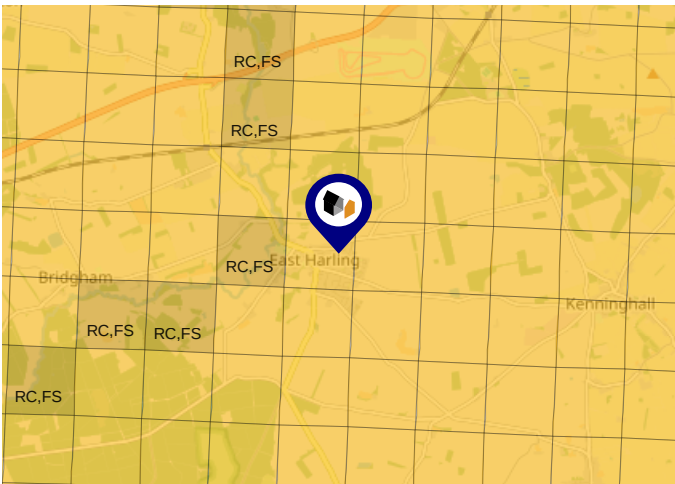
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



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

Carbon Content:	NONE	Soil Texture:	PEAT
Parent Material Grain:	PEAT	Soil Depth:	DEEP
Soil Group:	ALL		

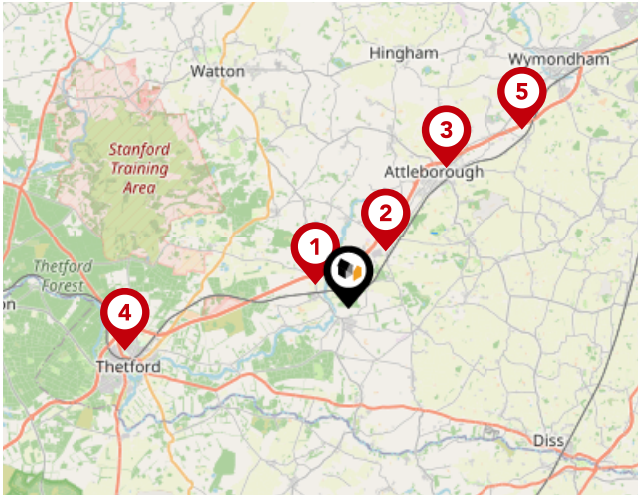


Primary Classifications (Most Common Clay Types)

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)

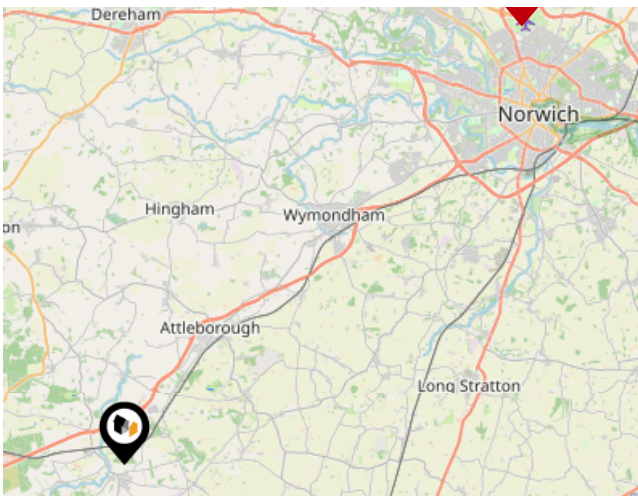


National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	1.47 miles
2	Eccles Road Rail Station	2.45 miles
3	Attleborough Rail Station	6.19 miles
4	Thetford Rail Station	8.25 miles
5	Spooner Row Rail Station	9.01 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

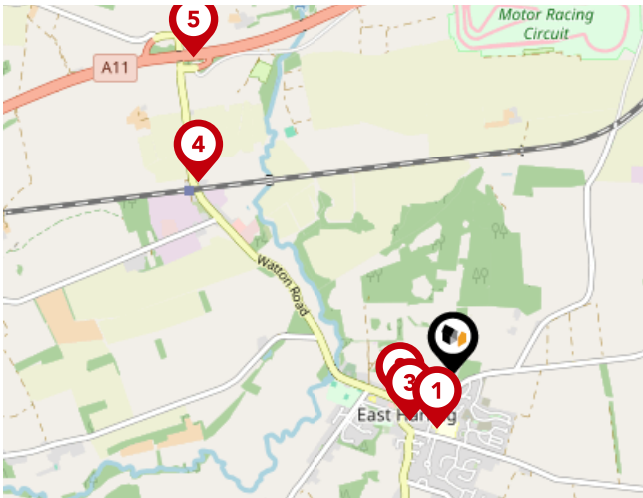


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	21.3 miles

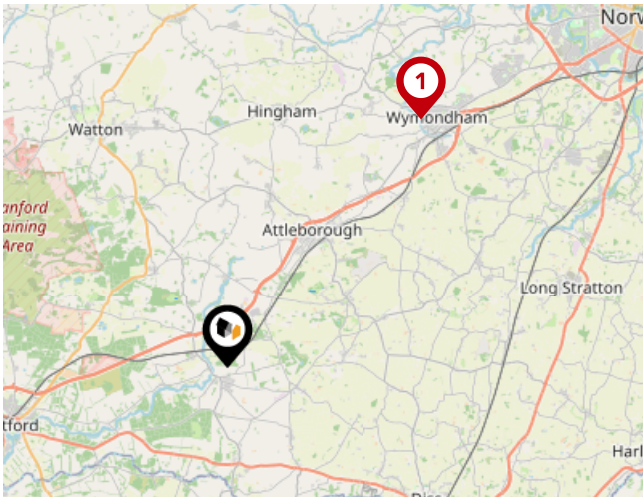
Area

Transport (Local)



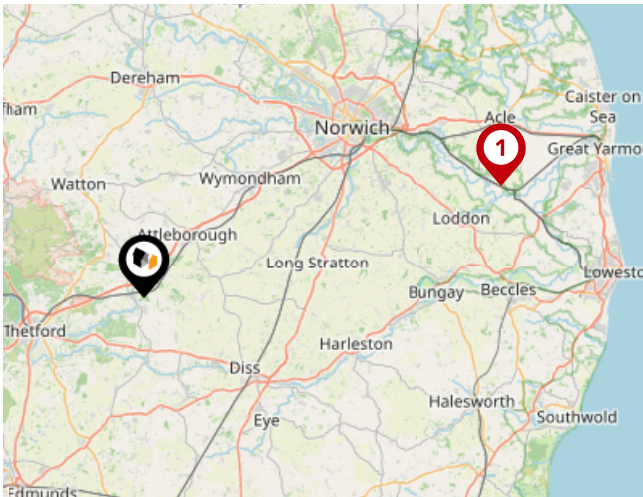
Bus Stops/Stations

Pin	Name	Distance
1	Jubilee Avenue	0.25 miles
2	Market Place	0.27 miles
3	Pound Corner	0.28 miles
4	railway station	1.44 miles
5	Old Norwich Road	1.85 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	11.33 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	27 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 Whittleby 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 Whittleby 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.



/whittlebyparishmanagementltd



/whittlebyparish



/whittlebyparish/?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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