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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th July 2024



OLD POLICE STATION YARD, HARLESTON, IP20

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

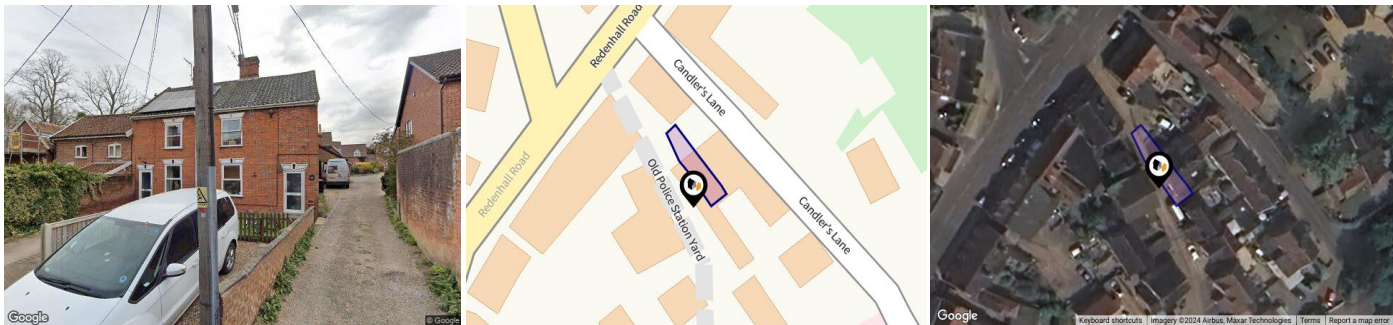
01379640808

admin@whittleyparish.com

<https://www.whittleyparish.com/>



Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	968 ft ² / 90 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,756		
Title Number:	NK213824		

Local Area

Local Authority:	Norfolk
Conservation Area:	Harleston
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	- mb/s

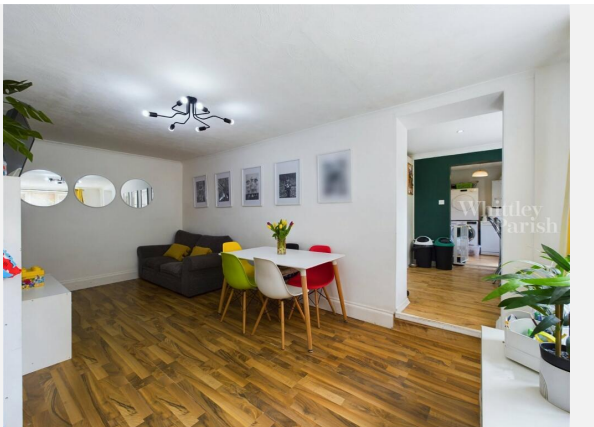
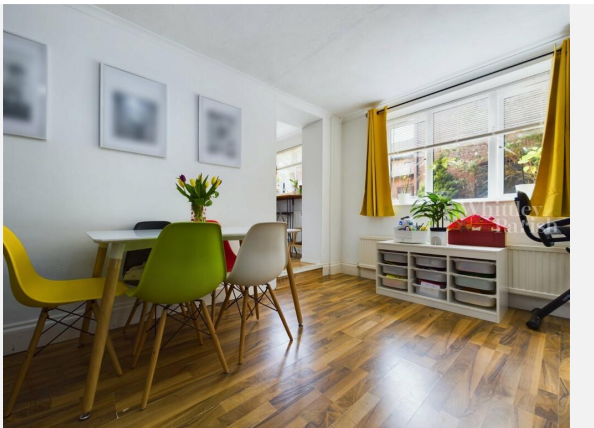
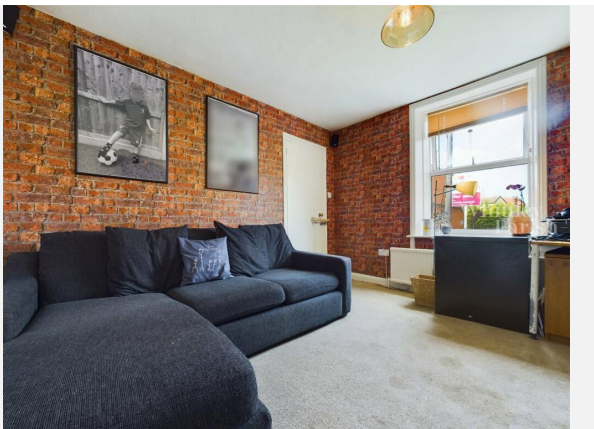
Mobile Coverage: (based on calls indoors)

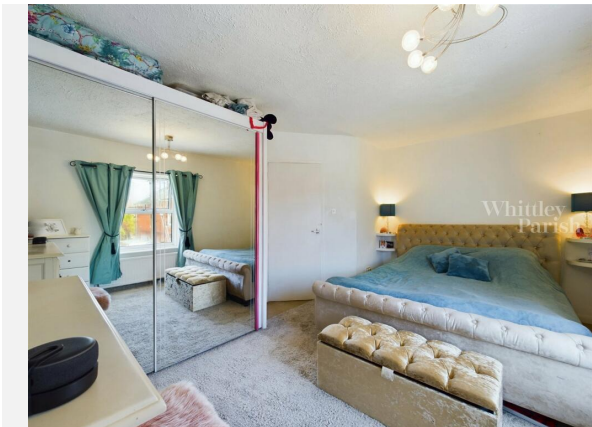


Satellite/Fibre TV Availability:



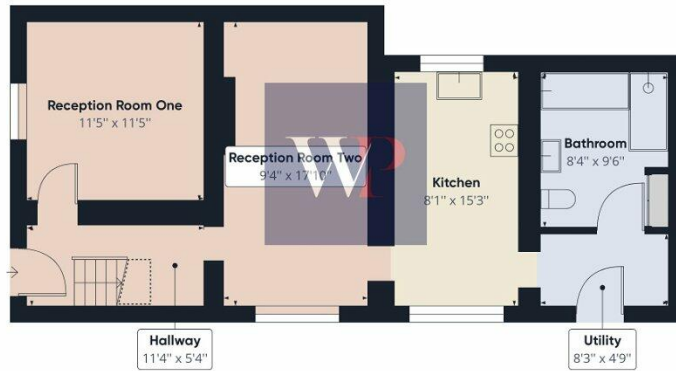
Gallery Photos







OLD POLICE STATION YARD, HARLESTON, IP20



Approximate total area⁽¹⁾
962.85 ft²

Reduced headroom
8.99 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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

©IRAFFE360



Energy rating

D

Valid until 18.01.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

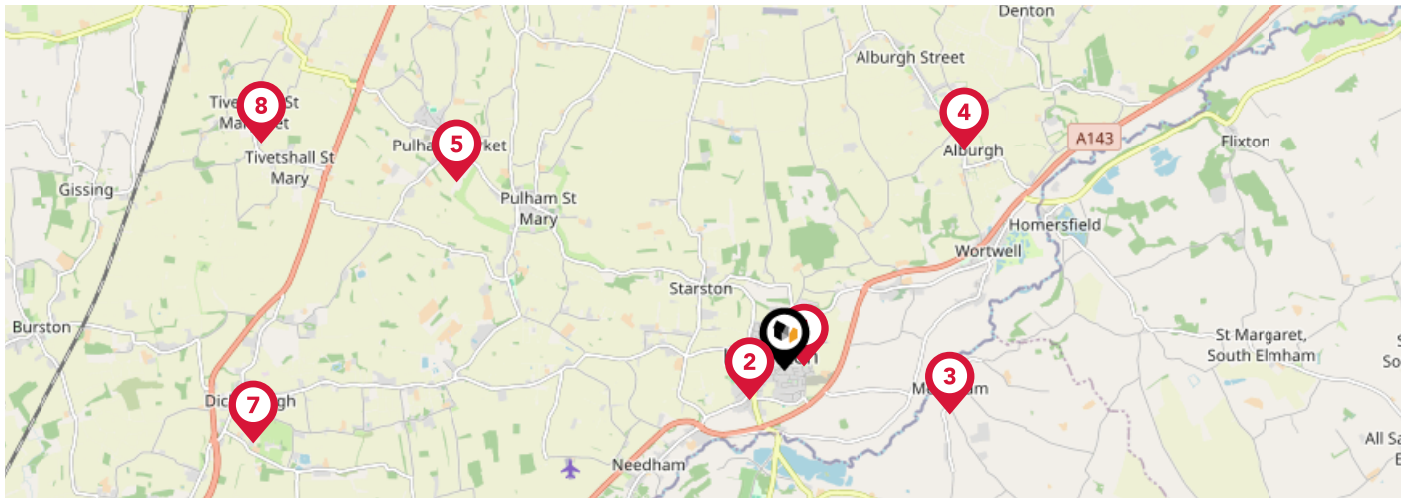
EPC - Additional Data



Additional EPC Data

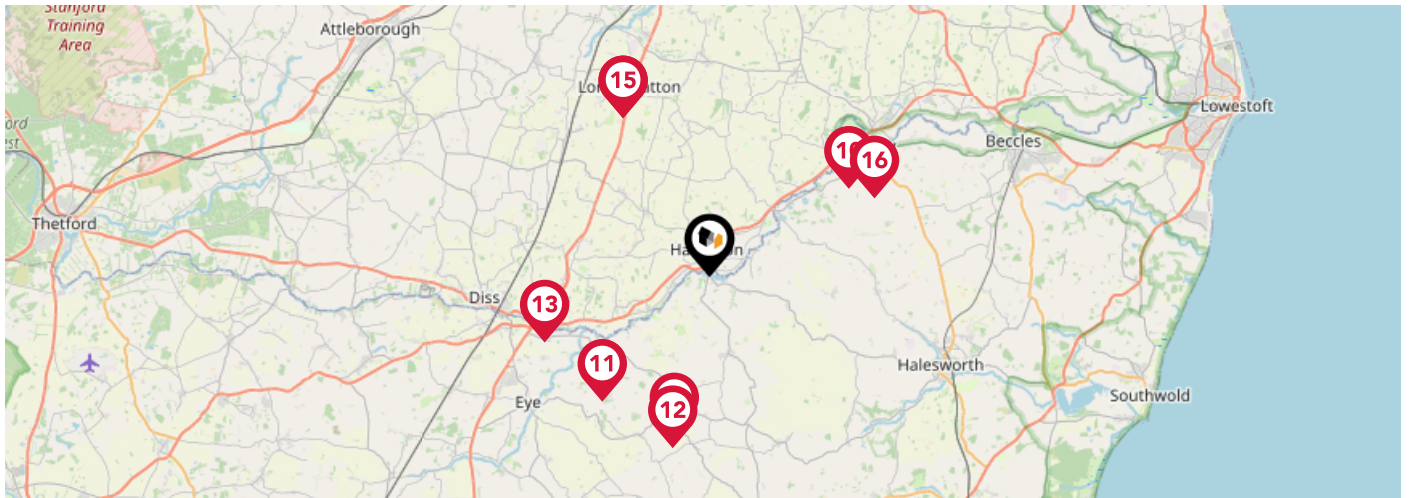
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched no insulation (assumed)
Roof Energy:	Very poor
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	90 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Harleston CofE Primary Academy</p> <p>Ofsted Rating: Good Pupils: 456 Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Archbishop Sancroft High School (A Church of England Academy)</p> <p>Ofsted Rating: Good Pupils: 455 Distance:0.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Mendham Primary School</p> <p>Ofsted Rating: Good Pupils: 86 Distance:1.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Alburgh with Denton Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 101 Distance:2.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Pulham Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 131 Distance:3.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Fressingfield Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 136 Distance:4.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Dickleburgh Church of England Primary Academy (With Pre-School)</p> <p>Ofsted Rating: Outstanding Pupils: 184 Distance:4.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Tivetshall Community Primary School</p> <p>Ofsted Rating: Good Pupils: 14 Distance:5.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

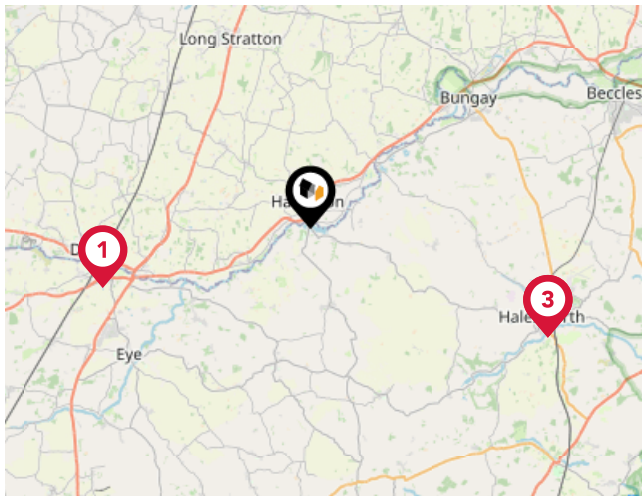
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:5.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Earsham CE VA Primary School Ofsted Rating: Good Pupils: 102 Distance:5.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Edmund's Primary School Ofsted Rating: Good Pupils: 84 Distance:5.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Stradbroke High School Ofsted Rating: Good Pupils: 319 Distance:6.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Scole Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 79 Distance:6.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 182 Distance:6.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Long Stratton High School Ofsted Rating: Good Pupils: 586 Distance:6.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Bungay High School Ofsted Rating: Good Pupils: 900 Distance:6.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

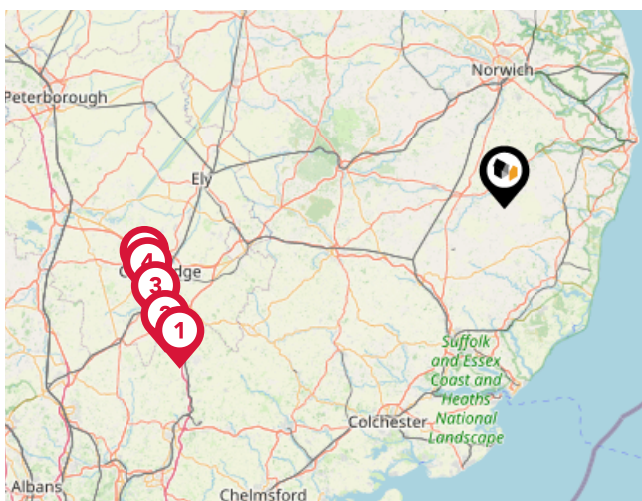
Area

Transport (National)



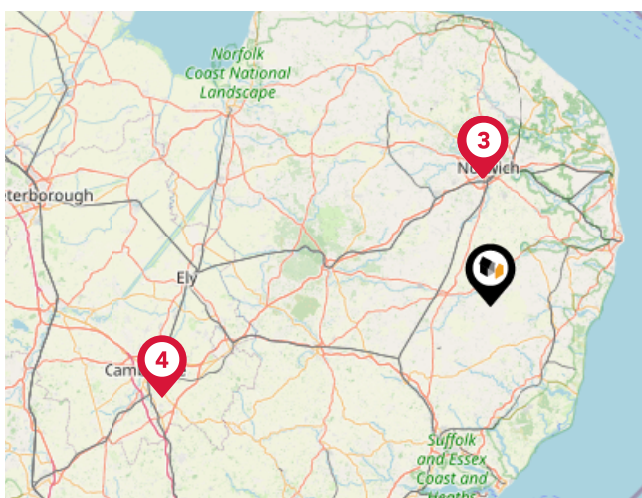
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	7.83 miles
2	Entrance1	9.46 miles
3	Entrance	9.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	52.79 miles
2	M11 J10	53.63 miles
3	M11 J11	53.45 miles
4	M11 J13	53.45 miles
5	M11 J14	53.51 miles

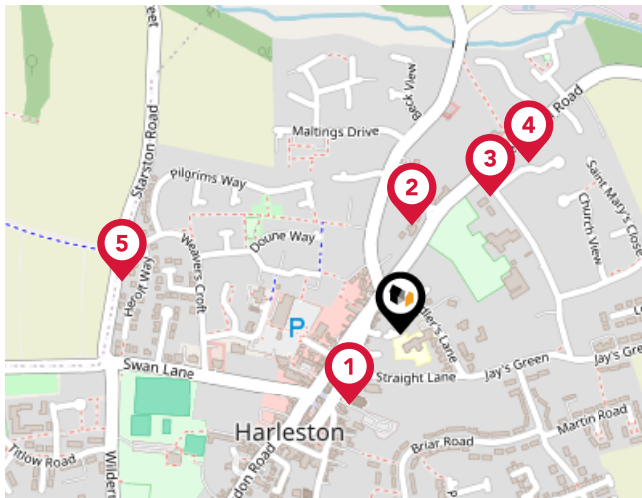


Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	18.4 miles
2	International Airport	18.4 miles
3	Airport Passenger Terminal	18.42 miles
4	Cambridge Airport	49.58 miles

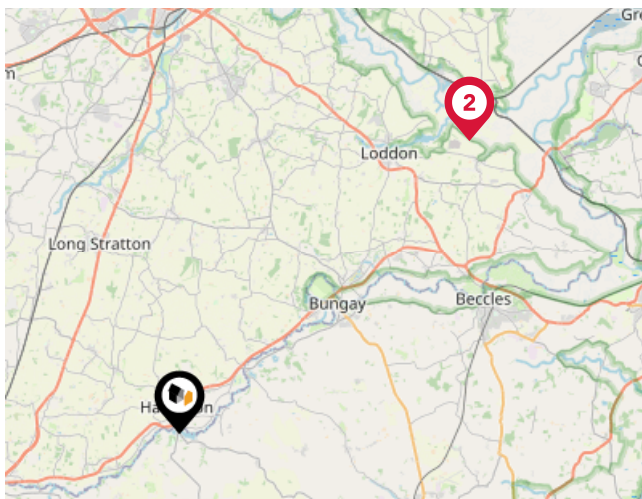
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broad Street	0.1 miles
2	Station Road	0.12 miles
3	School Lane	0.19 miles
4	Pound Close	0.24 miles
5	Bunns Lane	0.32 miles



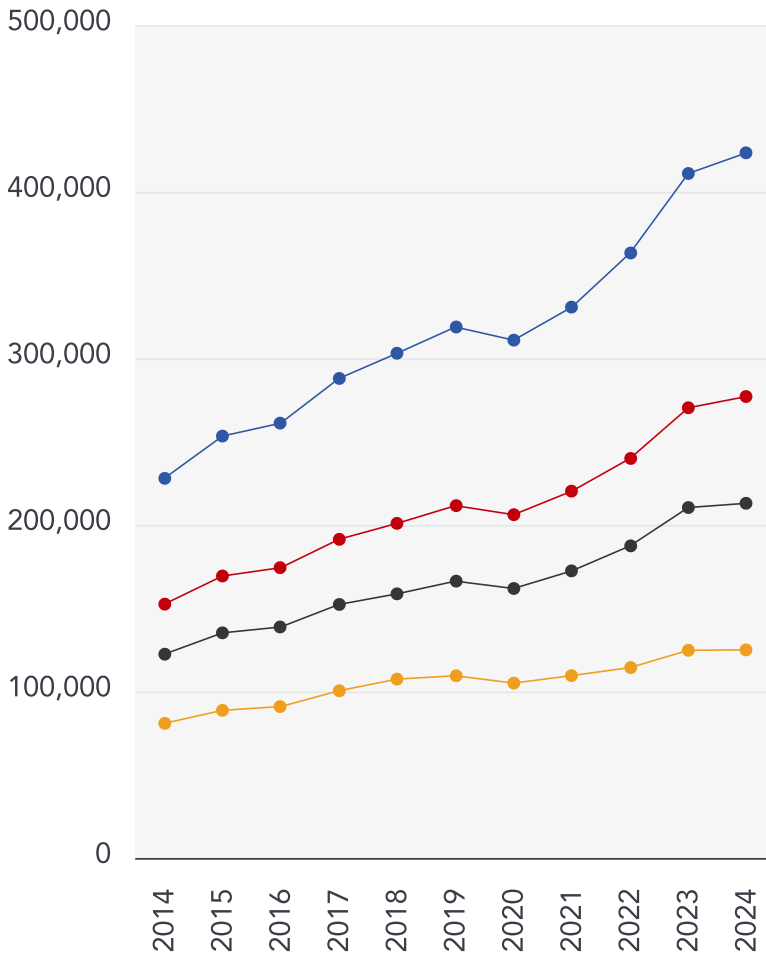
Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	14.94 miles
2	Reedham Ferry South	14.92 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in IP20



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%



Whittley Parish | Diss

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.



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Whittley Parish | Diss

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