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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08th August 2024



BROOK LANE, NEEDHAM, HARLESTON, IP20

Whittley Parish | Diss

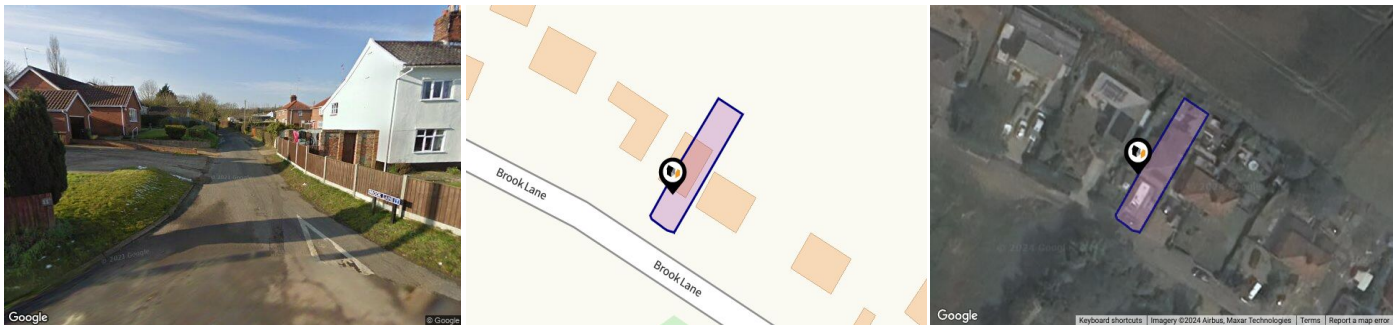
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,593 ft ² / 148 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band E		
Annual Estimate:	£2,759		
Title Number:	NK444453		

Local Area

Local Authority:	South norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

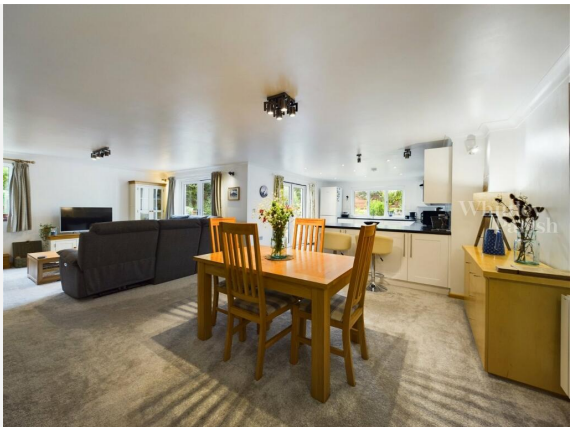
This Address



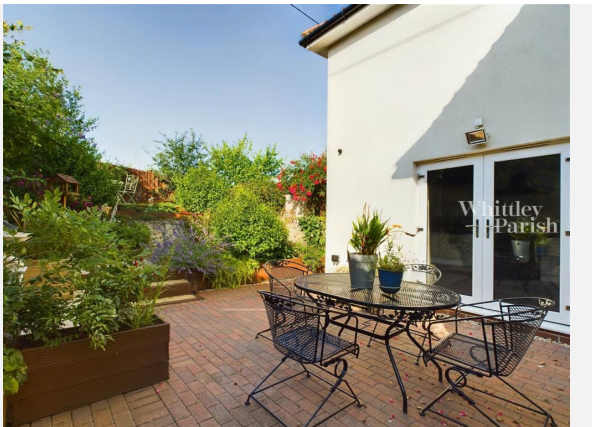
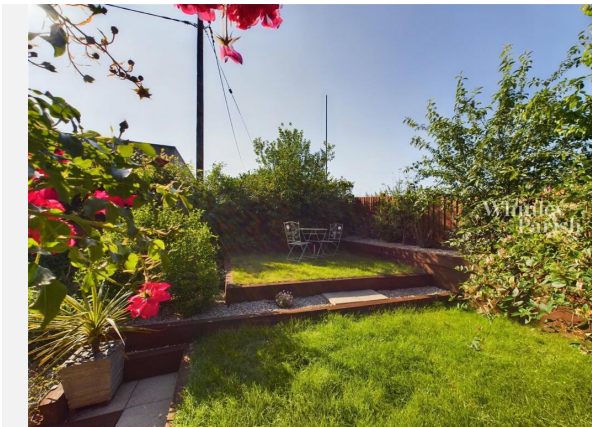
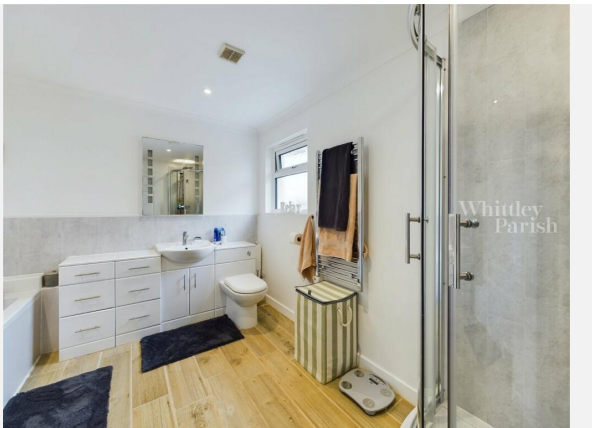
Planning records for: *Brook Lane, Needham, Harleston, IP20*

Reference - 2017/1318	
Decision:	Decided
Date:	31st May 2017
Description:	New garage/outbuilding

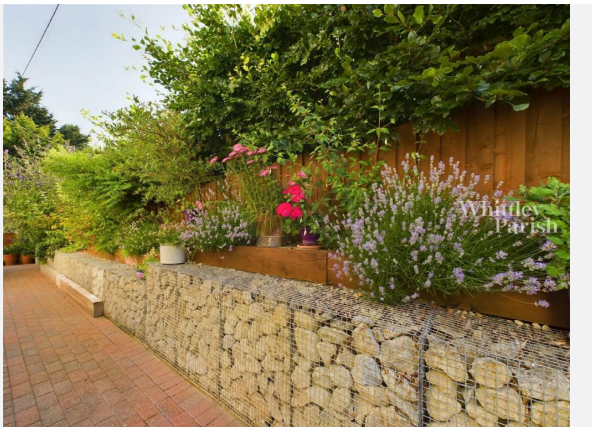
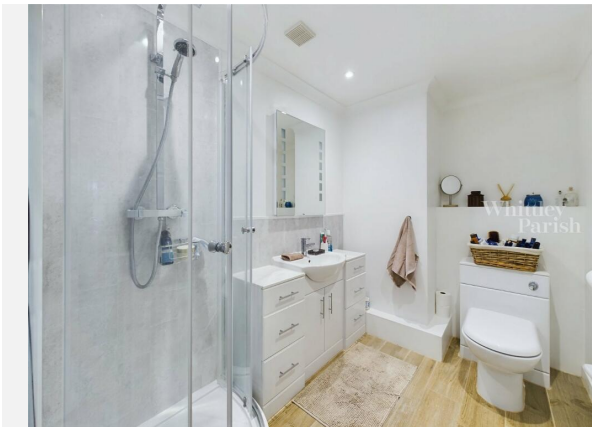
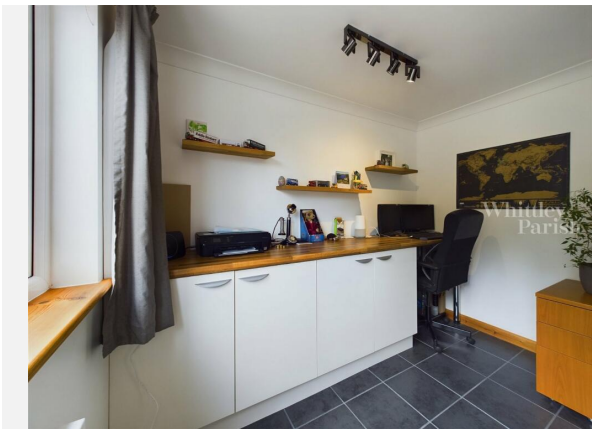
Gallery Photos



Gallery Photos



Gallery Photos

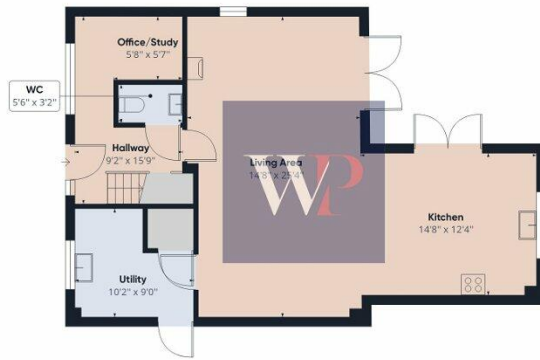


Gallery Photos





BROOK LANE, NEEDHAM, HARLESTON, IP20



Floor 0



Floor 1



Approximate total area⁽¹⁾
1530.34 ft²

(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.

©IRAFFE360

Property
EPC - Certificate



Brook Lane, Needham, IP20

Energy rating

C

Valid until 30.07.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

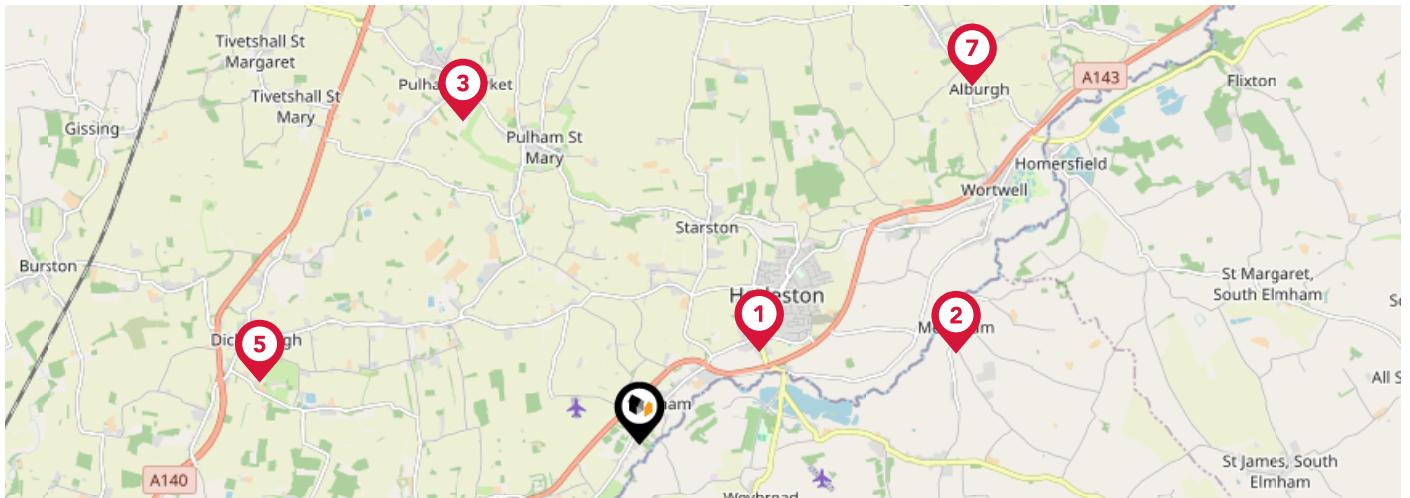
EPC - Additional Data



Additional EPC Data

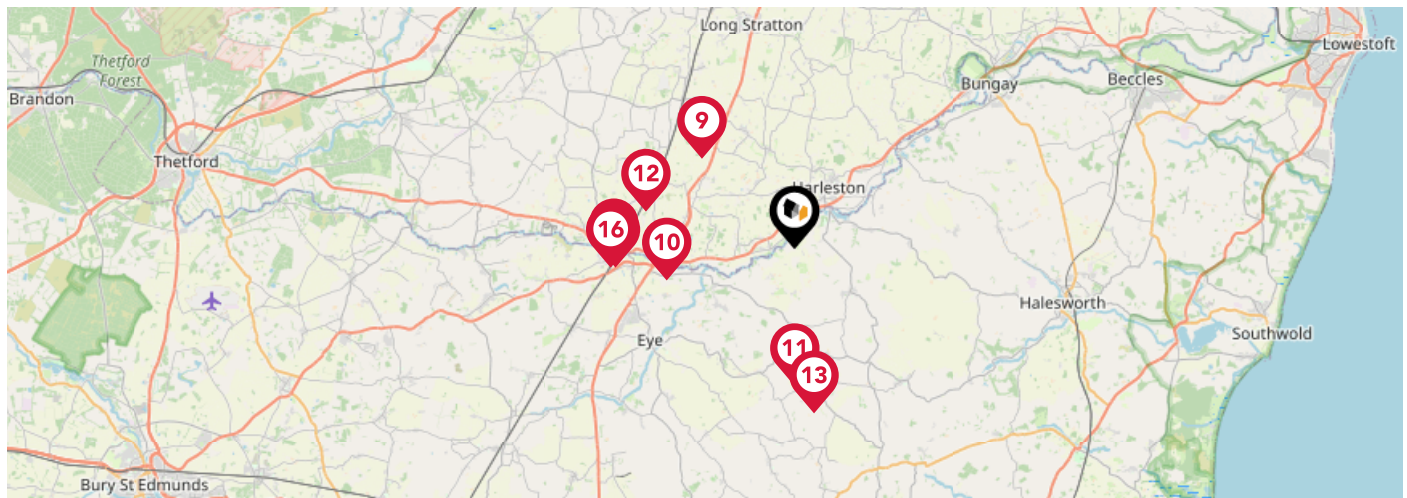
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Triple glazing
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	148 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Harleston Sancroft Academy (a 3-16 Church of England School) Ofsted Rating: Not Rated Pupils: 874 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mendham Primary School Ofsted Rating: Good Pupils: 63 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Alburgh With Denton Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:4.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 121 Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

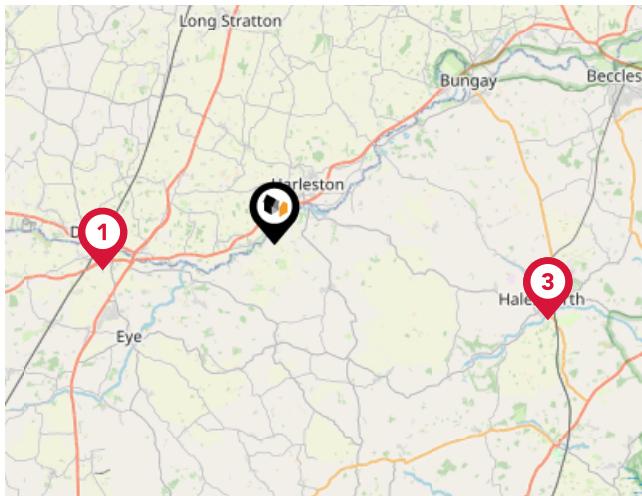
Area Schools



		Nursery	Primary	Secondary	College	Private
	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scale Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:4.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stradbroke High School Ofsted Rating: Good Pupils: 353 Distance:4.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:5.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilby Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance:6.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:6.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Diss High School Ofsted Rating: Good Pupils: 941 Distance:6.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:6.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

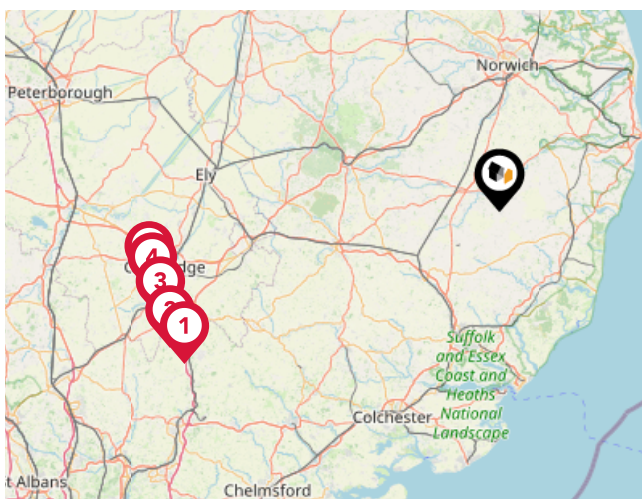
Area

Transport (National)



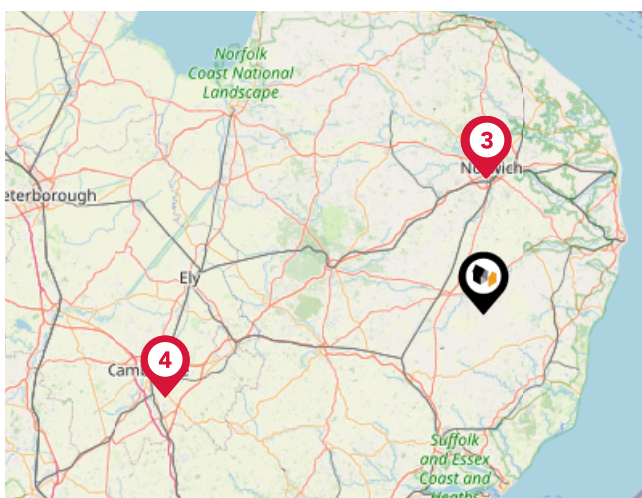
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	6.25 miles
2	Entrance1	10.33 miles
3	Entrance	10.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	51.04 miles
2	M11 J10	51.9 miles
3	M11 J11	51.78 miles
4	M11 J13	51.84 miles
5	M11 J14	51.92 miles

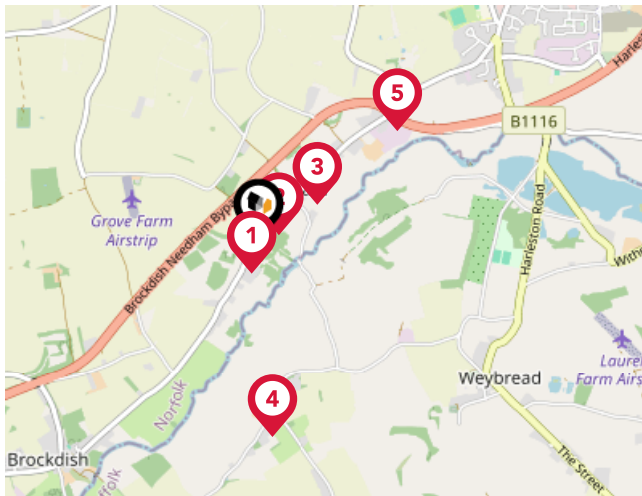


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	19.59 miles
2	International Airport	19.59 miles
3	Airport Passenger Terminal	19.61 miles
4	Cambridge Airport	47.95 miles

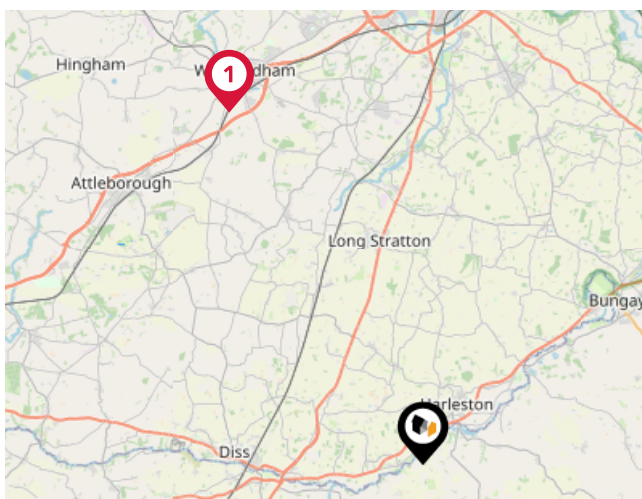
Area

Transport (Local)



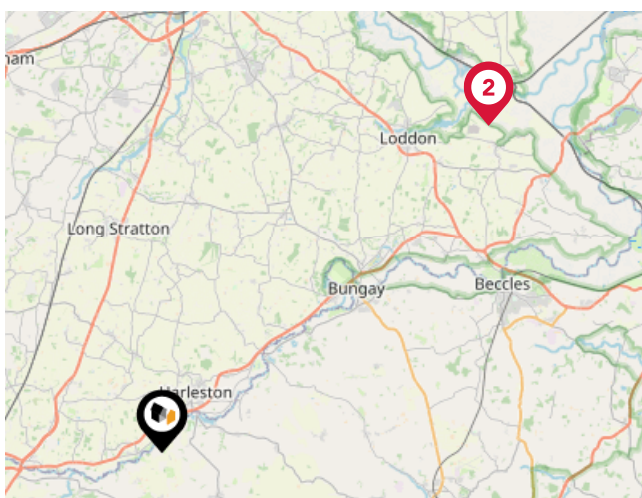
Bus Stops/Stations

Pin	Name	Distance
1	Red Lion	0.15 miles
2	Shingle House Farm	0.1 miles
3	Village Hall	0.32 miles
4	Pillar Box	0.88 miles
5	Starston Lane	0.81 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	14.51 miles



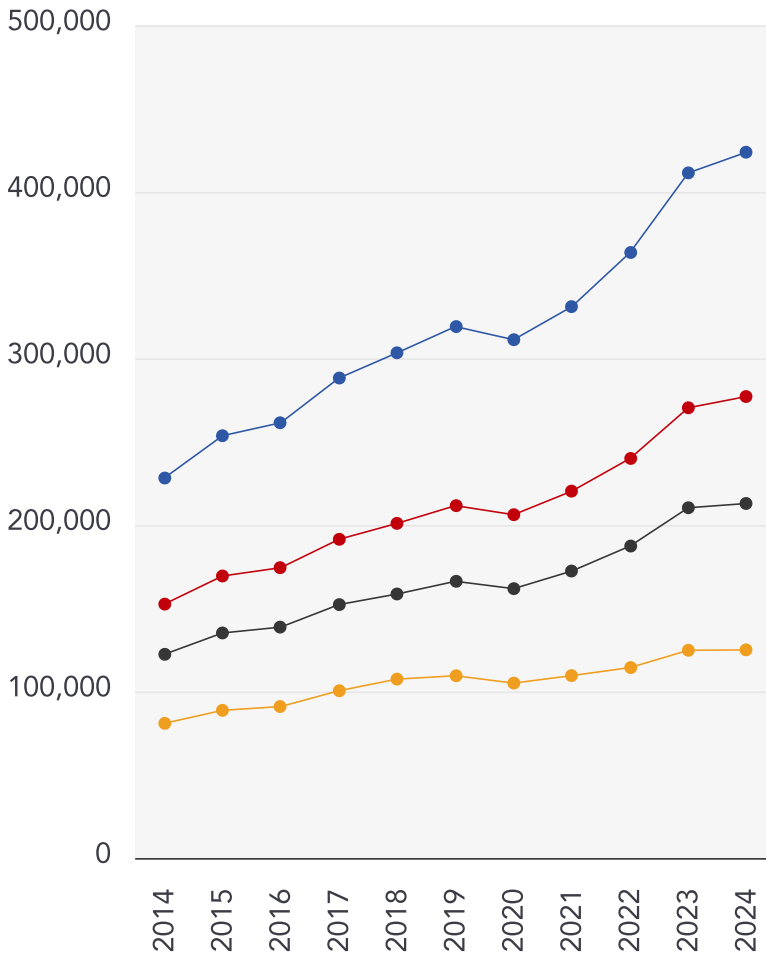
Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	16.76 miles
2	Reedham Ferry South	16.74 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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4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittlebyparish.com

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

