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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20<sup>th</sup> June 2024



## HAUGH CORNER FARM, HEATH ROAD, NORWICH, NR16 2DG

### Whittley Parish | Long Stratton

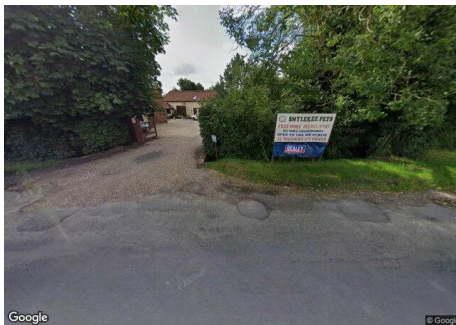
Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

01508 531331

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www.whittleyparish.com





## Property

<b>Type:</b>	Farm / Non-Residential Associated Building	<b>Last Sold Date:</b>	25/02/1999
<b>Bedrooms:</b>	6	<b>Last Sold Price:</b>	£183,000
<b>Floor Area:</b>	3,175 ft <sup>2</sup> / 295 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£57
<b>Plot Area:</b>	5.16 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,973		
<b>Title Number:</b>	NK136743		
<b>UPRN:</b>	100091309786		

## Local Area

<b>Local Authority:</b>	Breckland
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>20</b> mb/s	<b>-</b> mb/s

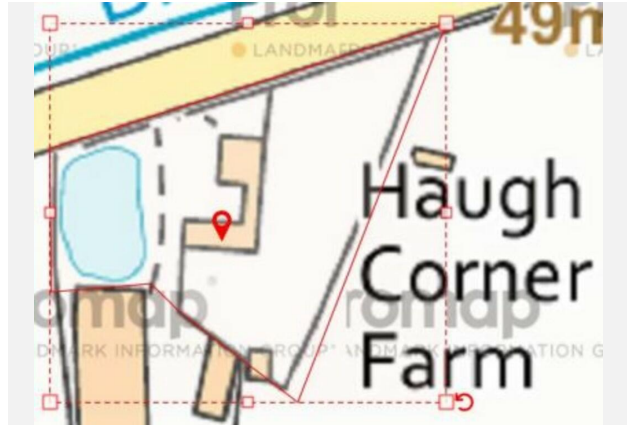
### Mobile Coverage: (based on calls indoors)



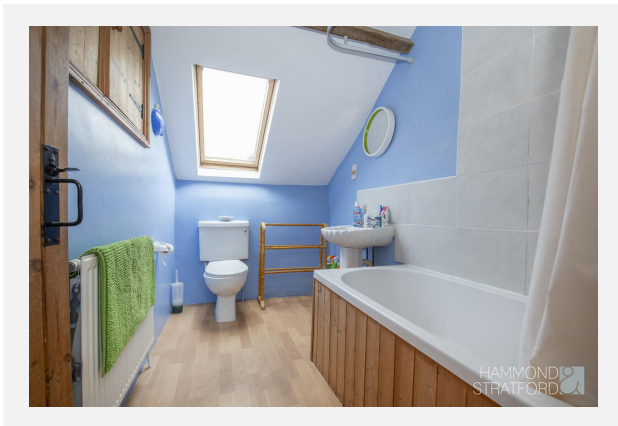
### Satellite/Fibre TV Availability:





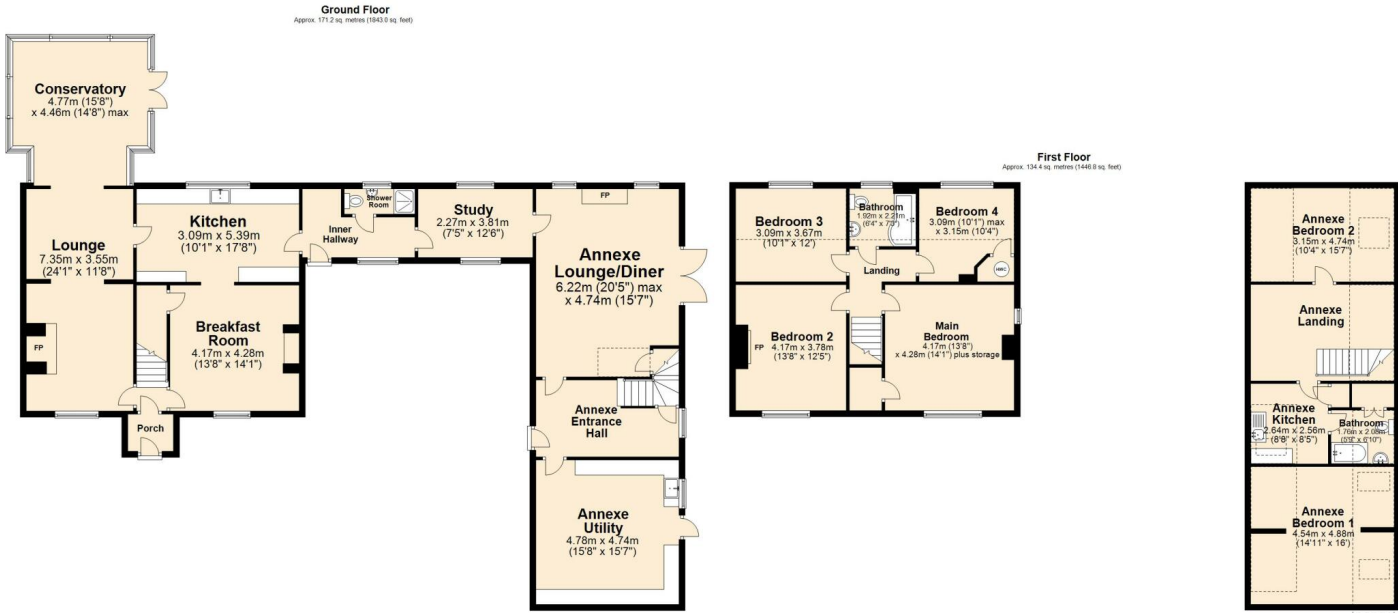


# Gallery Photos





**HAUGH CORNER FARM, HEATH ROAD, NORWICH, NR16  
2DG**



Total area: approx. 305.6 sq. metres (3292.7 sq. feet)

Property  
**EPC - Certificate**



Haugh Corner Farm, Heath Road, BANHAM, NR16 2DG

Energy rating

**F**

Valid until 01.05.2033

Certificate number  
 0525-3026-1205-0507-4200

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	31   <b>F</b>	
1-20	<b>G</b>		

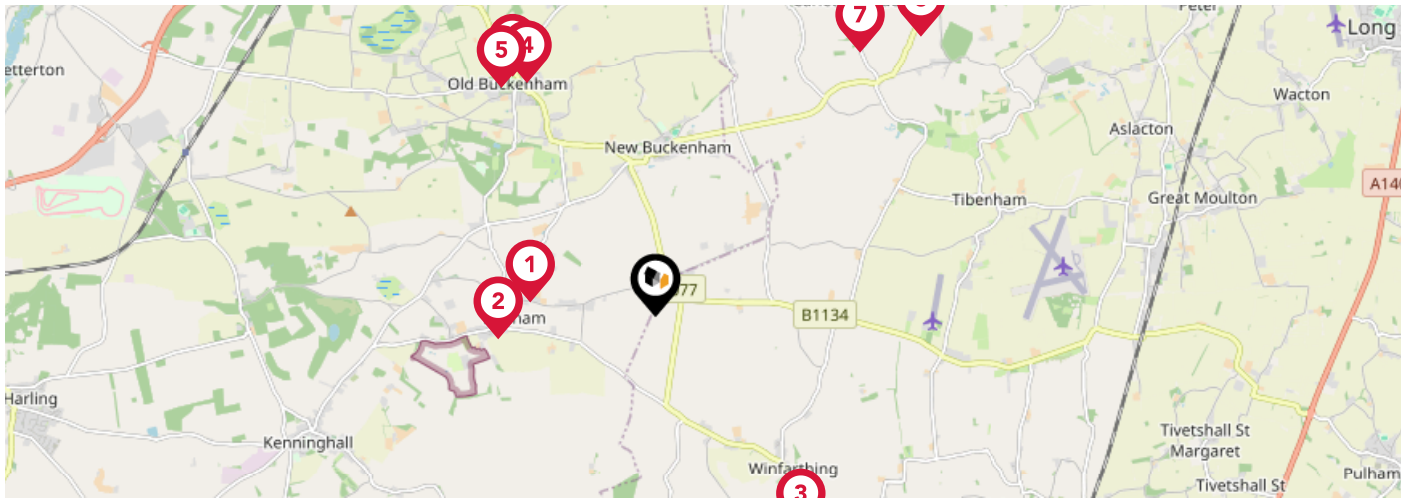


### Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	295 m <sup>2</sup>



# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Acorn Park School</b> Ofsted Rating: Inadequate   Pupils: 84   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Banham Primary School</b> Ofsted Rating: Outstanding   Pupils: 111   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>All Saints Church of England Voluntary Aided Primary School, Winfarthing</b> Ofsted Rating: Good   Pupils: 71   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Old Buckenham High School</b> Ofsted Rating: Good   Pupils: 551   Distance:2.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chapel Green School</b> Ofsted Rating: Good   Pupils: 105   Distance:2.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Old Buckenham Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 219   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Carleton Rode Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 48   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bunwell Primary School</b> Ofsted Rating: Good   Pupils: 89   Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

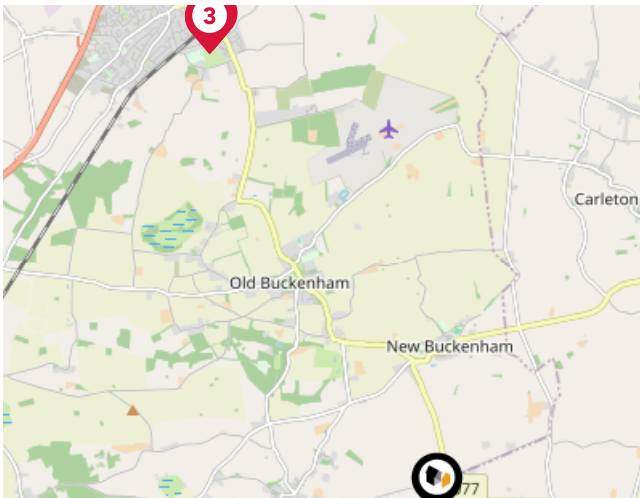
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Kenninghall Primary School</b> Ofsted Rating: Good   Pupils: 80   Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aurora Eccles School</b> Ofsted Rating: Not Rated   Pupils: 150   Distance:4.13	<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: 123   Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burston Community Primary School</b> Ofsted Rating: Good   Pupils: 36   Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aslacton Primary School</b> Ofsted Rating: Good   Pupils: 61   Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's CofE VA Primary School, Lopham</b> Ofsted Rating: Good   Pupils: 57   Distance:4.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rosecroft Primary School</b> Ofsted Rating: Good   Pupils: 471   Distance:4.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Attleborough Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 362   Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

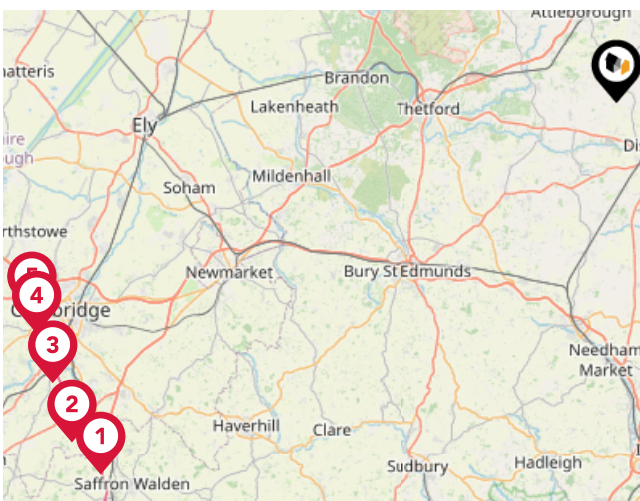
# Area

## Transport (National)



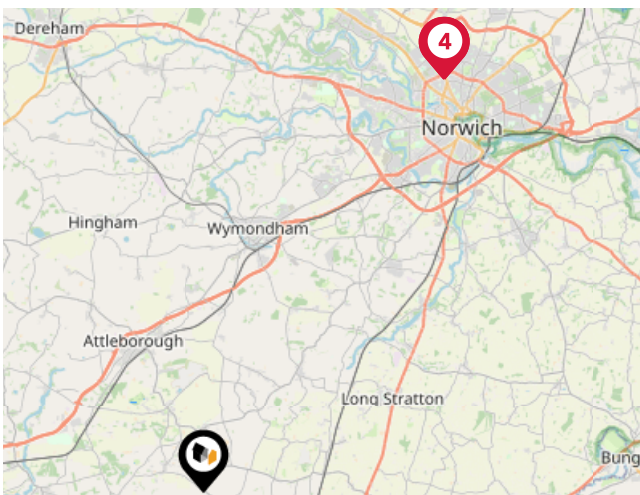
### National Rail Stations

Pin	Name	Distance
1	Attleborough Rail Station	4.66 miles
2	Attleborough Rail Station	4.64 miles
3	Attleborough Rail Station	4.64 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.14 miles
2	M11 J10	46.5 miles
3	M11 J11	45.67 miles
4	M11 J13	45.17 miles
5	M11 J14	45.04 miles

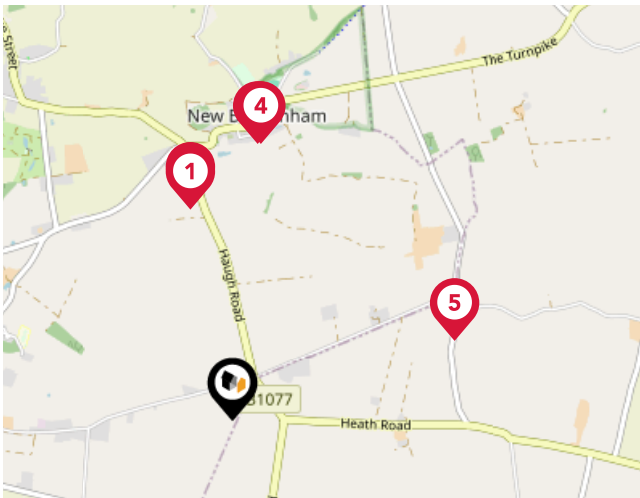


### Airports/Helipads

Pin	Name	Distance
1	International Airport	17.25 miles
2	Norwich International Airport	17.25 miles
3	Airport Passenger Terminal	17.29 miles
4	Norwich International Airport	17.29 miles

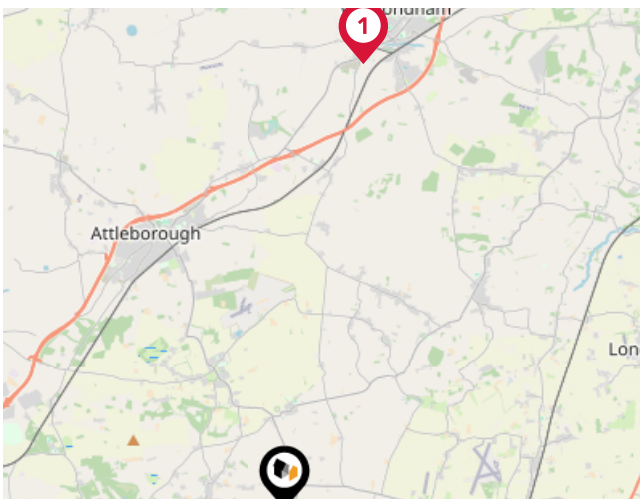
# Area

## Transport (Local)



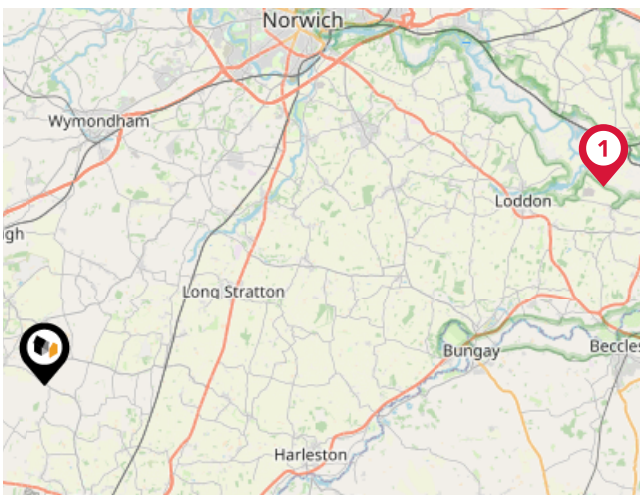
### Bus Stops/Stations

Pin	Name	Distance
1	Haugh Road	0.98 miles
2	Haugh Road	0.99 miles
3	Green	1.26 miles
4	Green	1.26 miles
5	Cherry Tree Road	1.07 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	8.16 miles



### Ferry Terminals

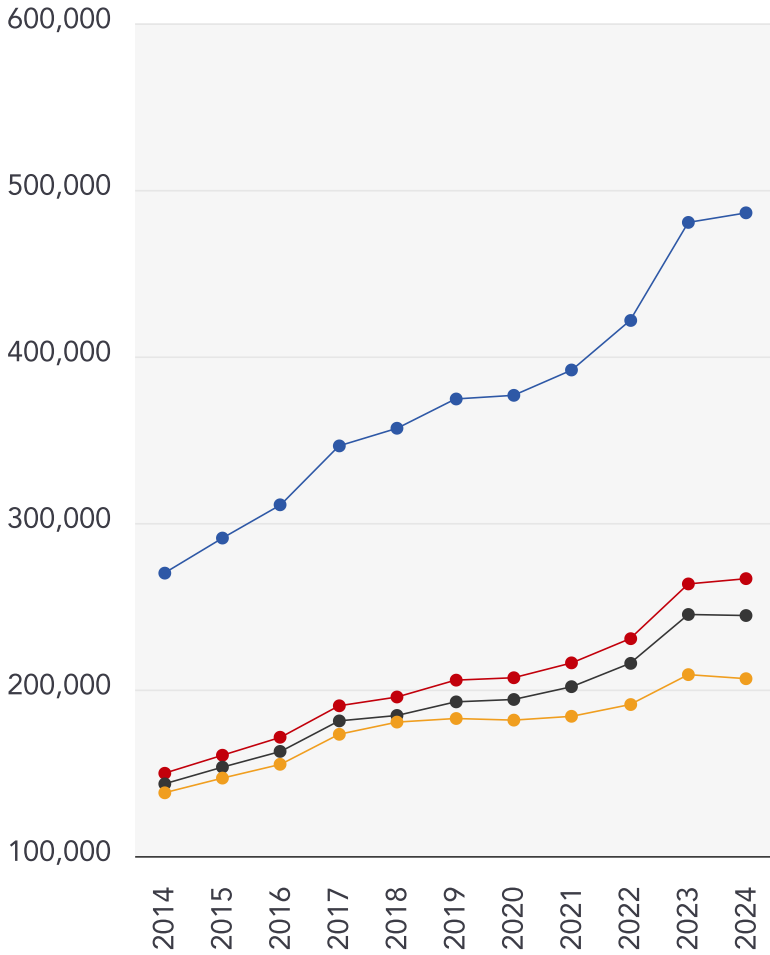
Pin	Name	Distance
1	Reedham Ferry North	21.44 miles

# 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%**



### Whittley Parish | Long Stratton

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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.



[/whittleyparishmanagementltd](#)



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# Whittley Parish | Long Stratton

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