

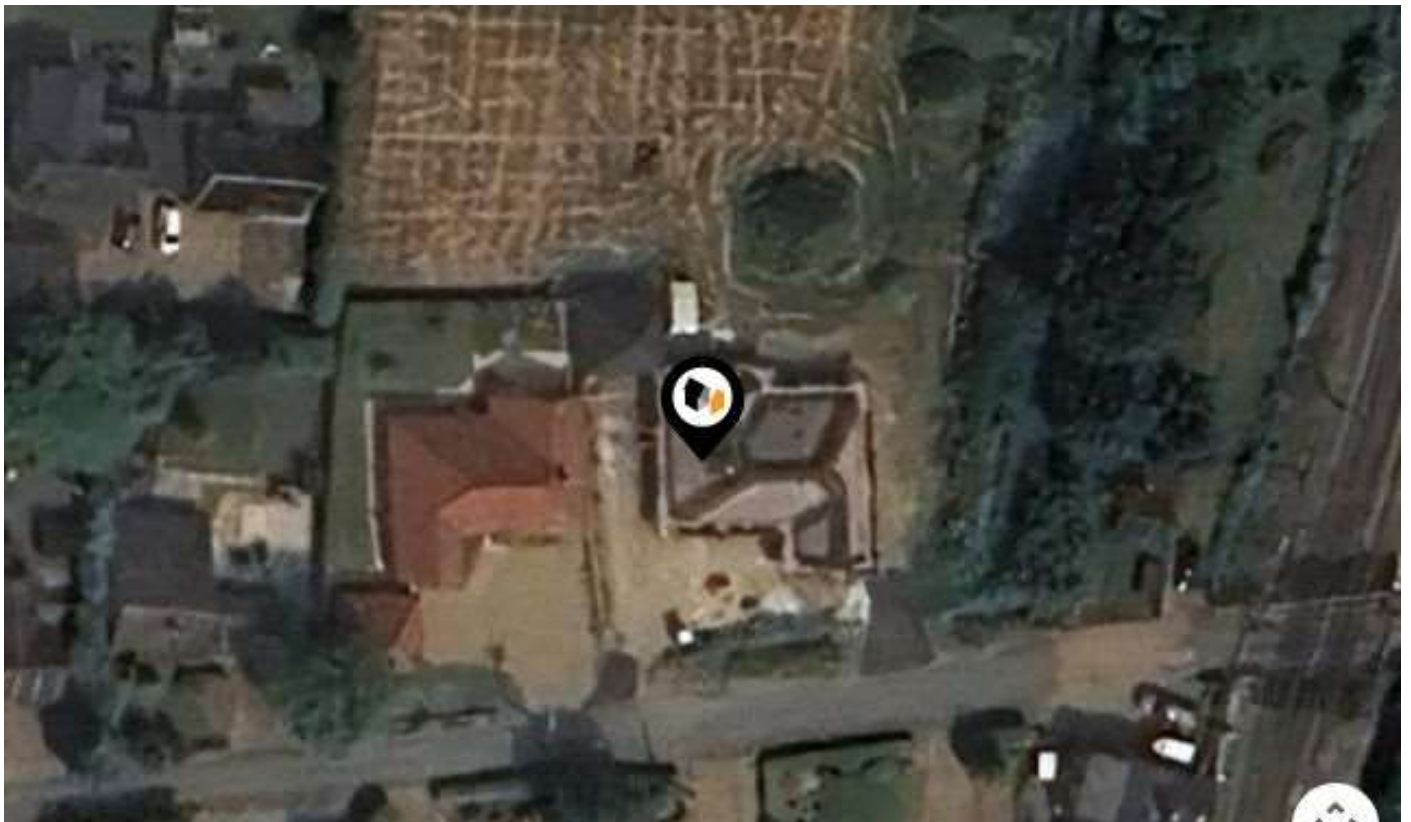


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st February 2025



BLACK MILL LANE, GREAT MOULTON, NORWICH, NR15

Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

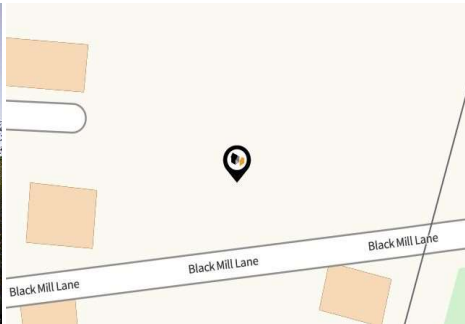
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Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,646 ft ² / 153 m ²

Local Area

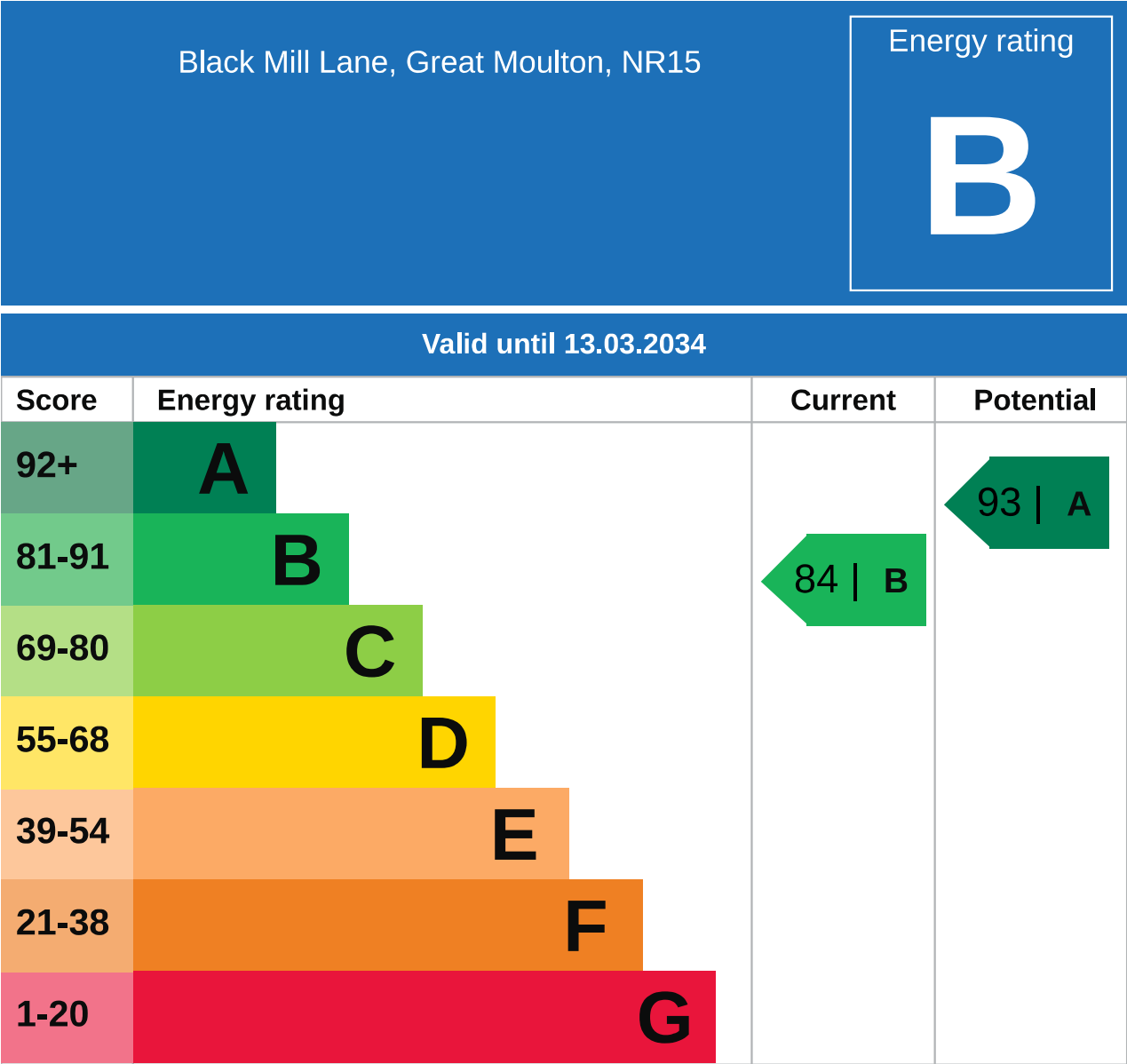
Local Authority:	Norfolk	Estimated Broadband Speeds
Conservation Area:	No	(Standard - Superfast - Ultrafast)
Flood Risk:		
• Rivers & Seas	No Risk	
		29 mb/s
		- mb/s
		
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

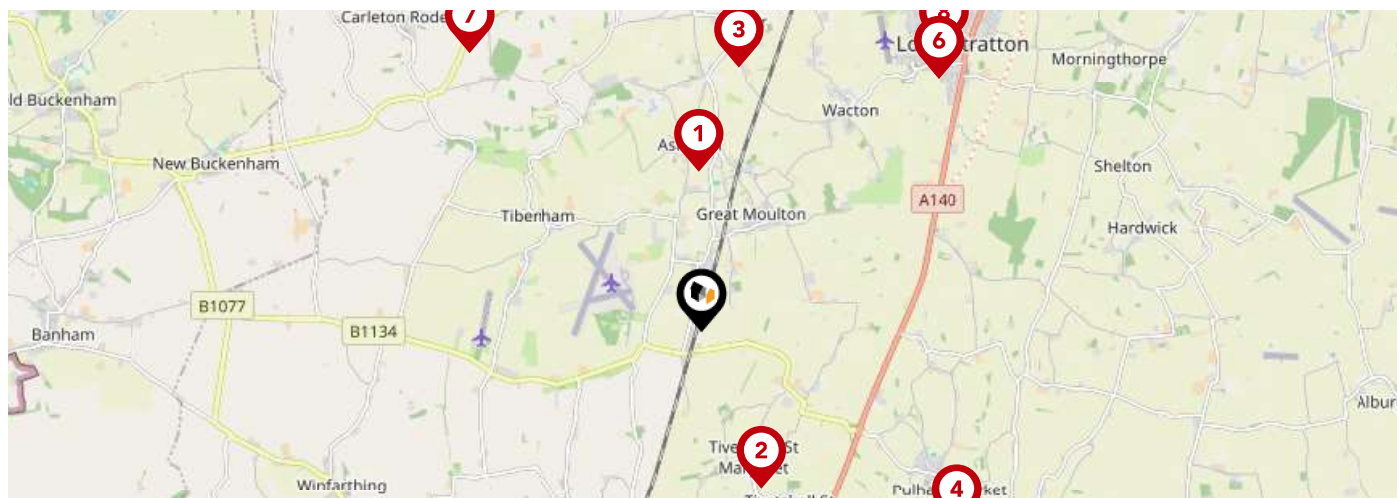




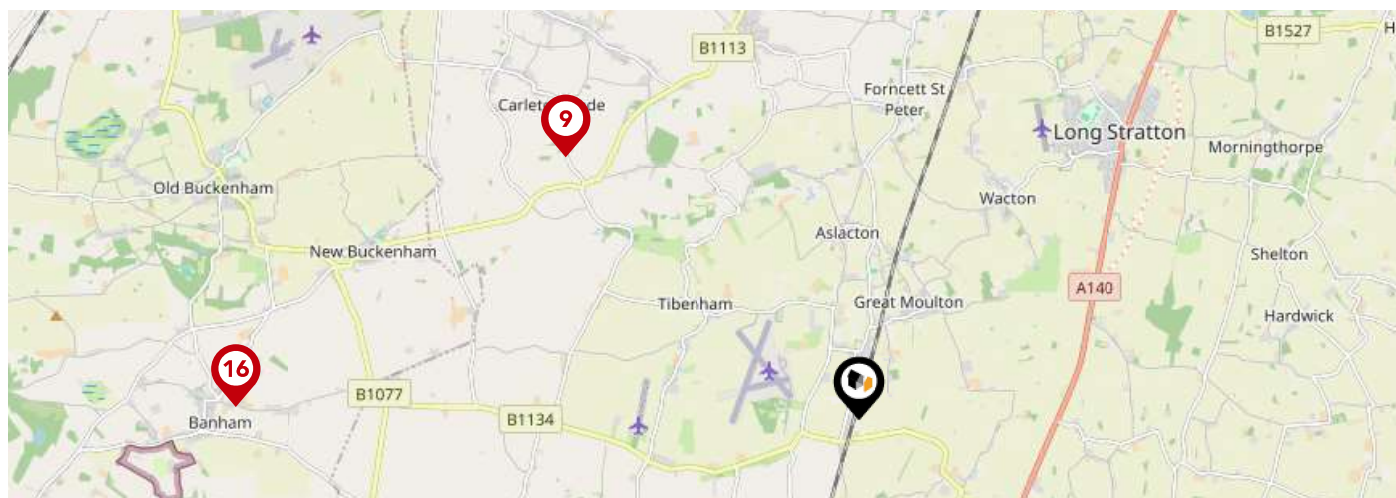










Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	153 m ²



		Nursery	Primary	Secondary	College	Private
1	Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Forncett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance:3.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Church of England Junior Academy Ofsted Rating: Requires improvement Pupils: 176 Distance:3.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tacolneston Church of England Primary Academy Ofsted Rating: Good Pupils: 90 Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hapton Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 24 Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 125 Distance:5.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:5.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

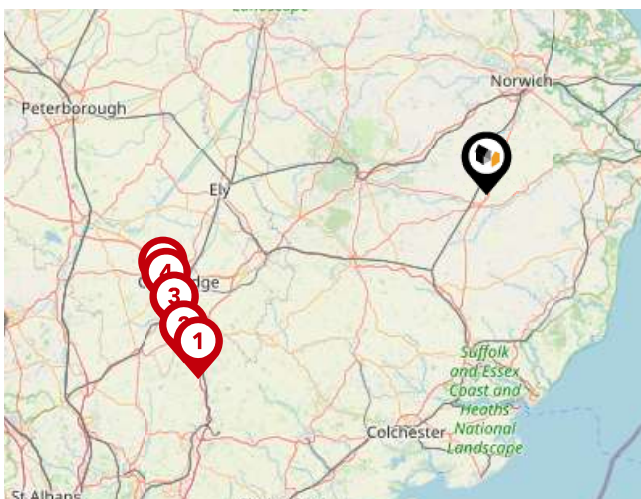
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Diss Rail Station	6.02 miles
	Wymondham Abbey (Mid Norfolk Railway)	8.58 miles
	Attleborough Rail Station	7.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	49.88 miles
	M11 J10	50.39 miles
	M11 J11	49.75 miles
	M11 J13	49.39 miles
	M11 J14	49.31 miles

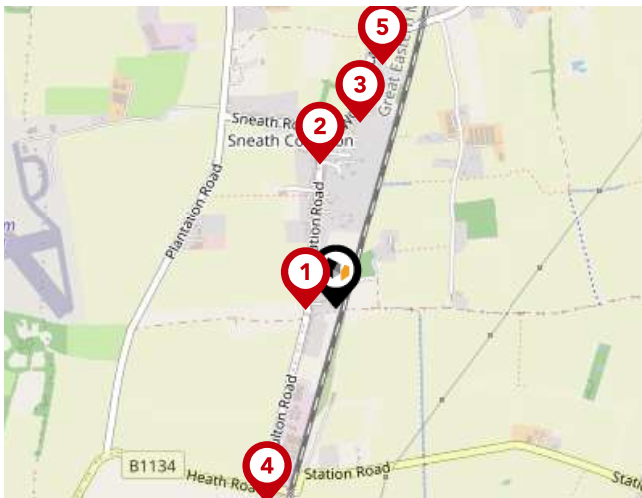


Airports/Helipads

Pin	Name	Distance
	Southend-on-Sea	64.46 miles
	Stansted Airport	55.06 miles
	Manston	76.98 miles
	Luton Airport	76.94 miles

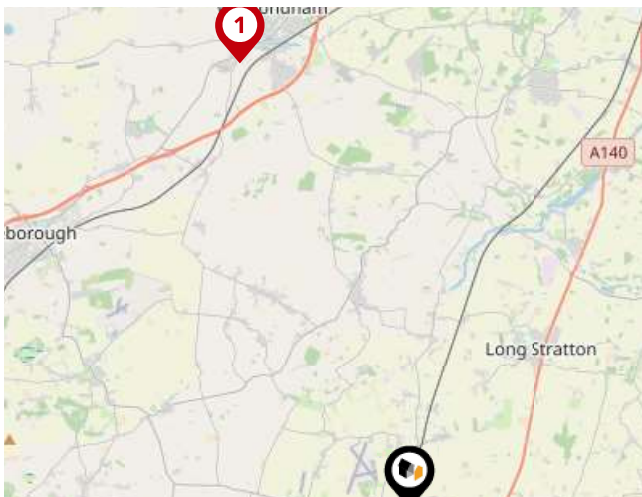
Area

Transport (Local)



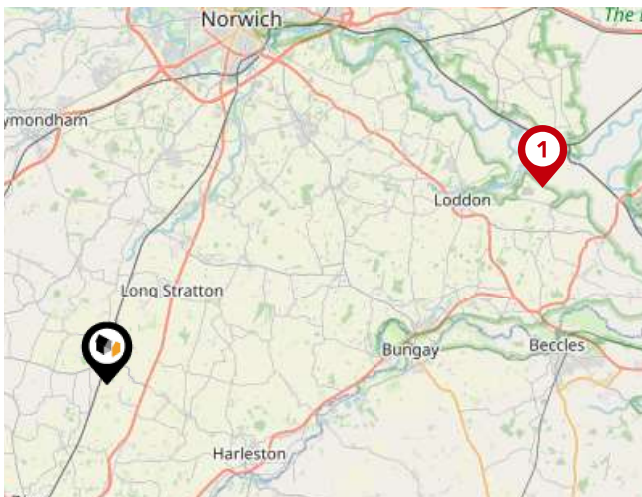
Bus Stops/Stations

Pin	Name	Distance
1	Black Mill Lane	0.07 miles
2	Sneath Road	0.33 miles
3	Downsland Park	0.42 miles
4	Moulton Road	0.47 miles
5	Wacton Turn	0.56 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	8.61 miles



Ferry Terminals

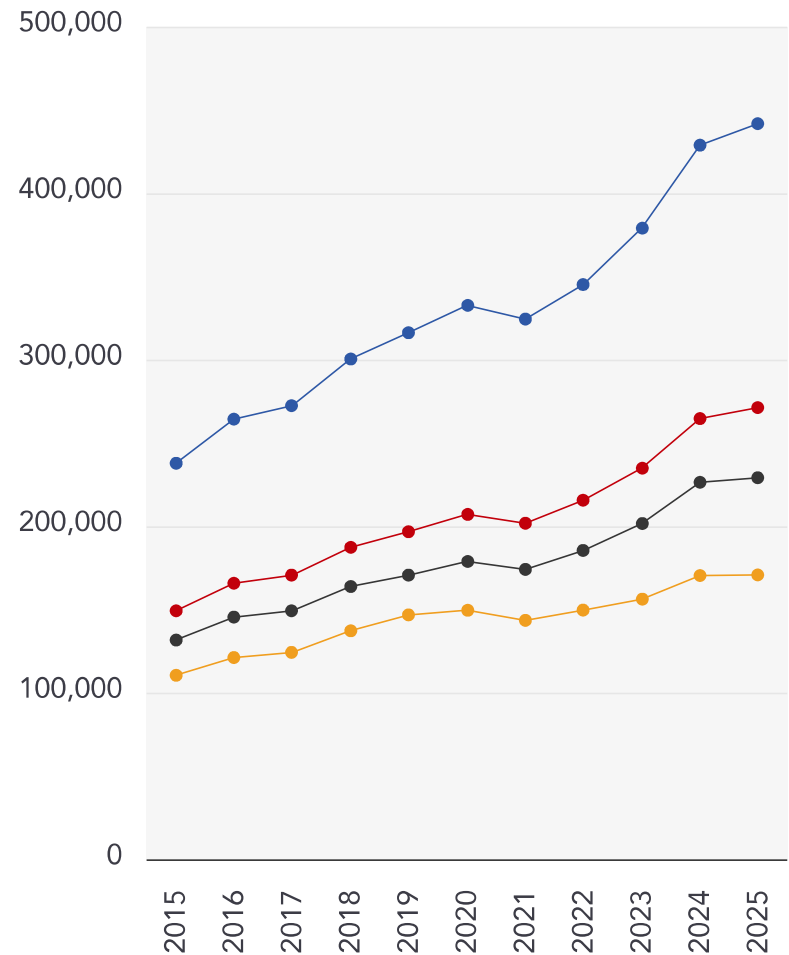
Pin	Name	Distance
1	Reedham Ferry South	17.27 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NR15



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%



Whittleby Parish | Long Stratton

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



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Whittley Parish | Long Stratton

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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