

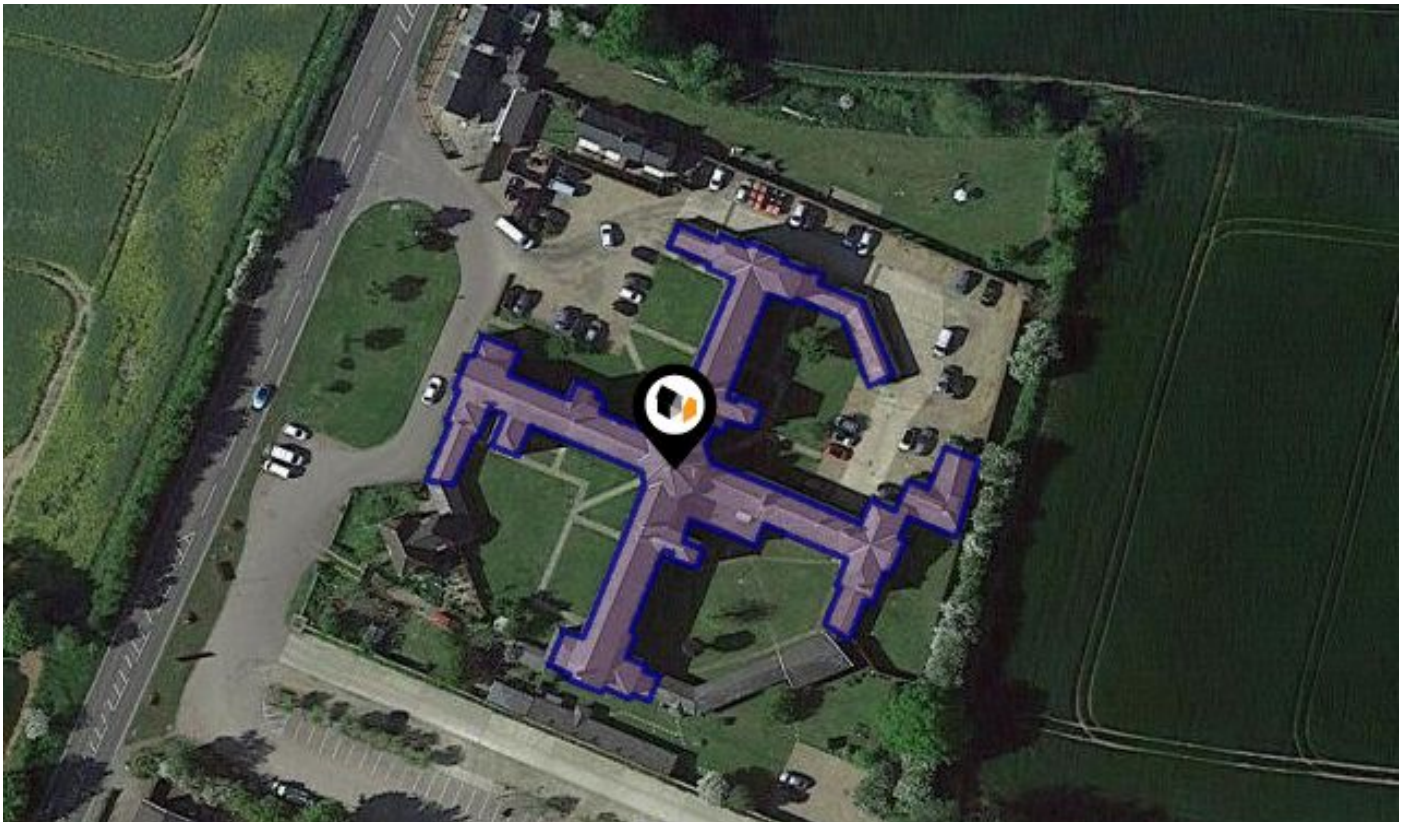


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11<sup>th</sup> July 2024



**HILLCREST COURT, IPSWICH ROAD, PULHAM MARKET,  
DISS, IP21**

**Whittley Parish | Long Stratton**

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

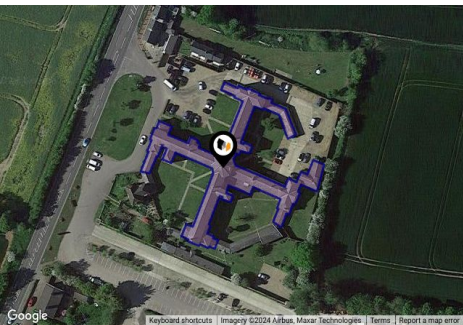
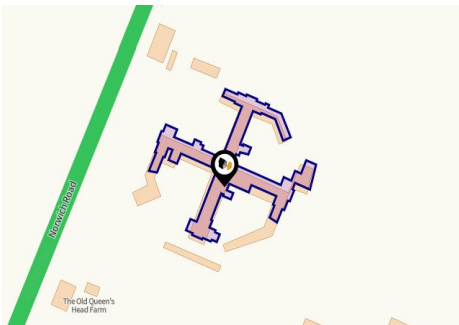
liam@whittleyparish.com

www.whittleyparish.com



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# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	17/09/1989
<b>Floor Area:</b>	893 ft <sup>2</sup> / 83 m <sup>2</sup>	<b>End Date:</b>	29/09/2187
<b>Plot Area:</b>	0.42 acres	<b>Lease Term:</b>	199 years from 29 September 1988
<b>Year Built :</b>	Before 1900	<b>Term Remaining:</b>	163 years
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,505		
<b>Title Number:</b>	NK83948		

## Local Area

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

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

<b>9</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



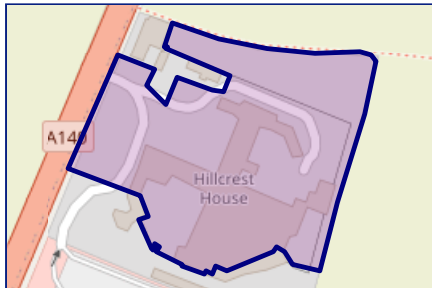
### Satellite/Fibre TV Availability:





## Freehold Title Plan

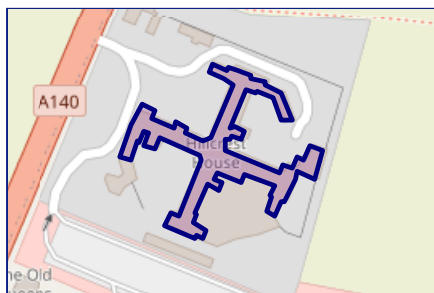
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**NK74384**

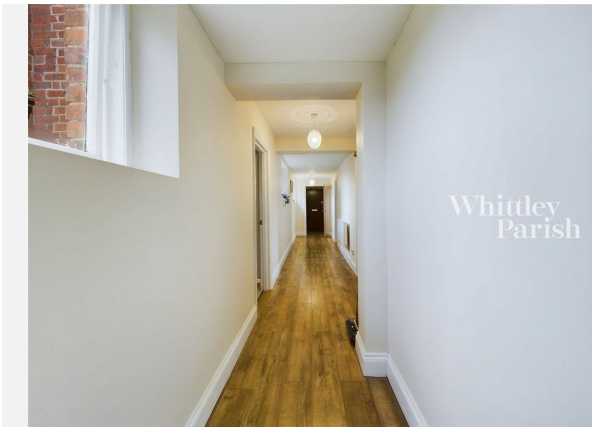
## Leasehold Title Plan

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**NK83948**

Start Date: 17/09/1989  
End Date: 29/09/2187  
Lease Term: 199 years from 29 September 1988  
Term Remaining: 163 years







**HILLCREST COURT, IPSWICH ROAD, PULHAM MARKET,  
DISS, IP21**



Approximate total area<sup>①</sup>  
849.55 ft<sup>2</sup>

(1) Excluding balconies and terrace

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

GIRAFFE 360



IPSWICH ROAD, PULHAM MARKET, IP21

Energy rating

**F**

Valid until 12.06.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	28   <b>F</b>	
1-20	<b>G</b>		

# Property

## EPC - Additional Data

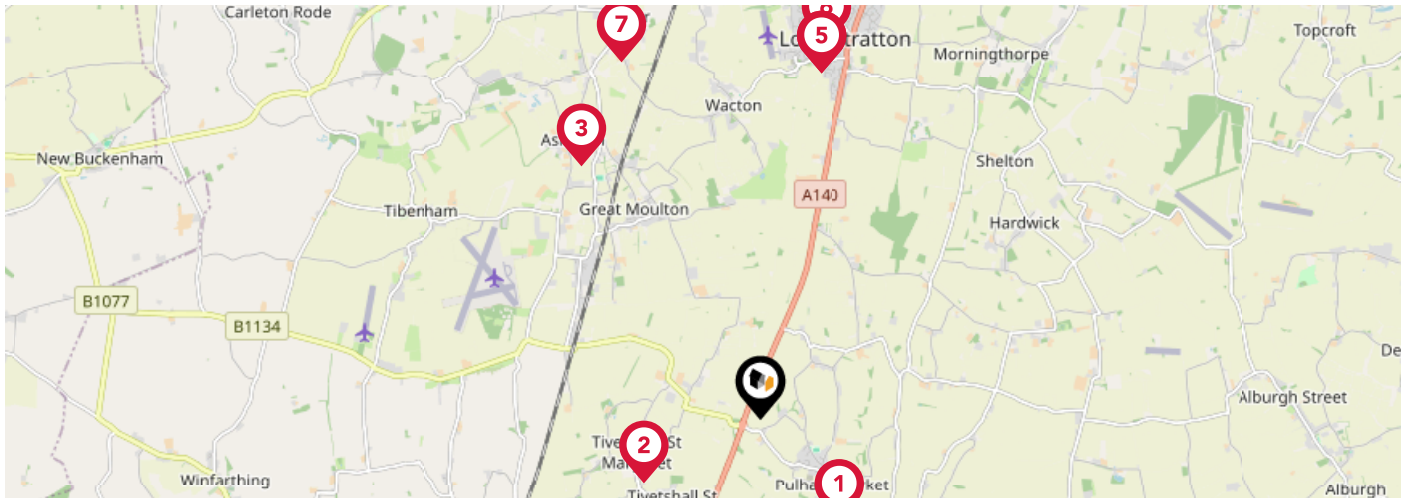


### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in 89% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	83 m <sup>2</sup>

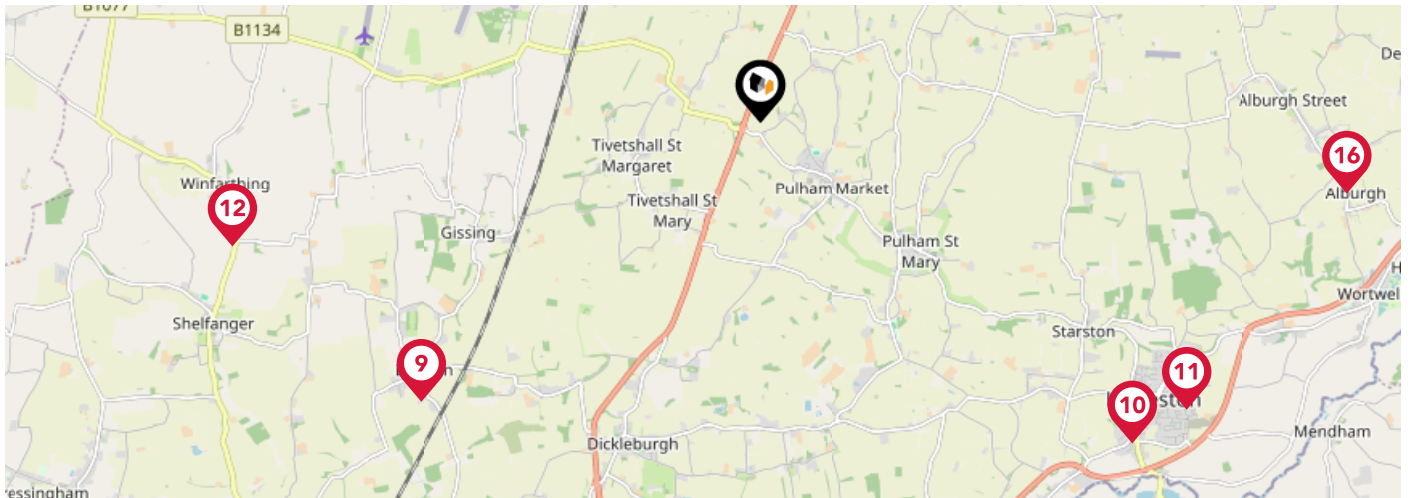


# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Pulham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 131   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Tivetshall Community Primary School</b> Ofsted Rating: Good   Pupils: 14   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Aslacton Primary School</b> Ofsted Rating: Good   Pupils: 61   Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Manor Field Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 182   Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Long Stratton High School</b> Ofsted Rating: Good   Pupils: 586   Distance:3.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Mary's Church of England Junior School</b> Ofsted Rating: Good   Pupils: 212   Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Fornsett St Peter Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 104   Distance:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Dickleburgh Church of England Primary Academy (With Pre-School)</b> Ofsted Rating: Outstanding   Pupils: 184   Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

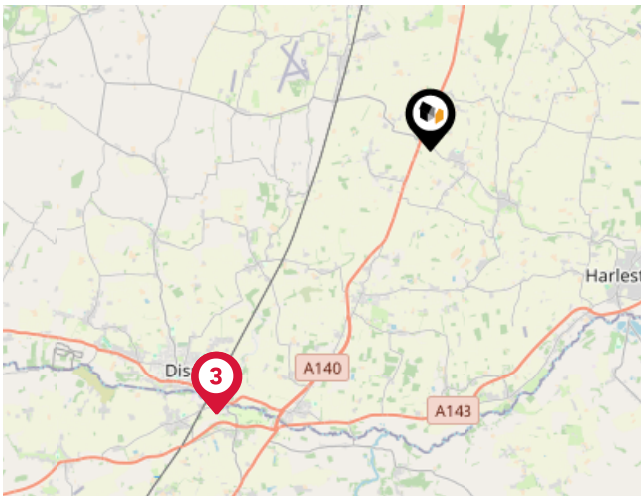
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Burston Community Primary School</b> Ofsted Rating: Good   Pupils: 36   Distance:3.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Archbishop Sancroft High School (A Church of England Academy)</b> Ofsted Rating: Good   Pupils: 455   Distance:4.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Harleston CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 456   Distance:4.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>All Saints Church of England Voluntary Aided Primary School, Winfarthing</b> Ofsted Rating: Good   Pupils: 71   Distance:4.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Bunwell Primary School</b> Ofsted Rating: Good   Pupils: 89   Distance:4.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Preston Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 123   Distance:5.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Carleton Rode Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 48   Distance:5.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Alburgh with Denton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:5.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

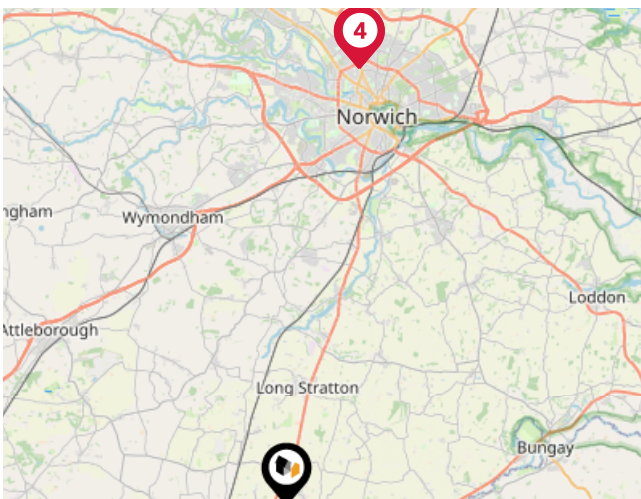
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	6.11 miles
2	Diss Rail Station	6.12 miles
3	Diss Rail Station	6.12 miles

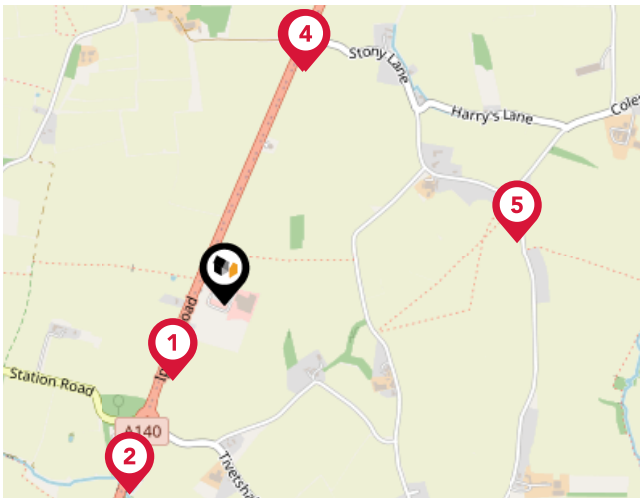


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	15.94 miles
2	International Airport	15.94 miles
3	Airport Passenger Terminal	15.97 miles
4	Norwich International Airport	15.97 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Tivetshall Turn	0.21 miles
2	Tivetshall Turn	0.48 miles
3	Stony Lane	0.56 miles
4	Stony Lane	0.56 miles
5	Island Cottage	0.67 miles



### 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.



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# Whittley Parish | Long Stratton

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