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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



## CHURCH CLOSE, PULHAM ST. MARY, DISS, IP21

### Whittley Parish | Long Stratton

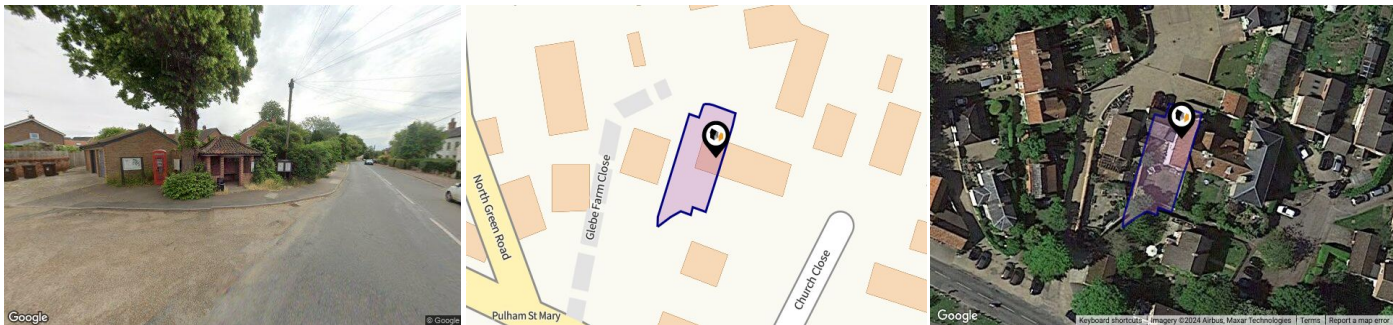
Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

liam@whittleyparish.com

www.whittleyparish.com





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,258		
<b>Title Number:</b>	NK376261		

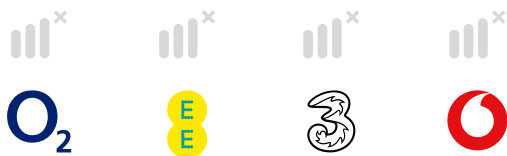
## Local Area

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

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

<b>14</b> mb/s	<b>77</b> mb/s	<b>900</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



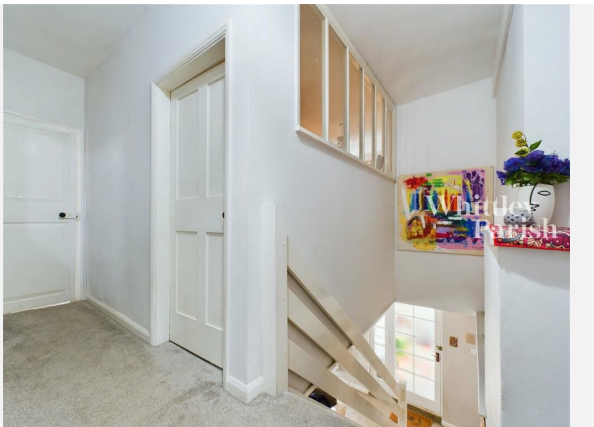
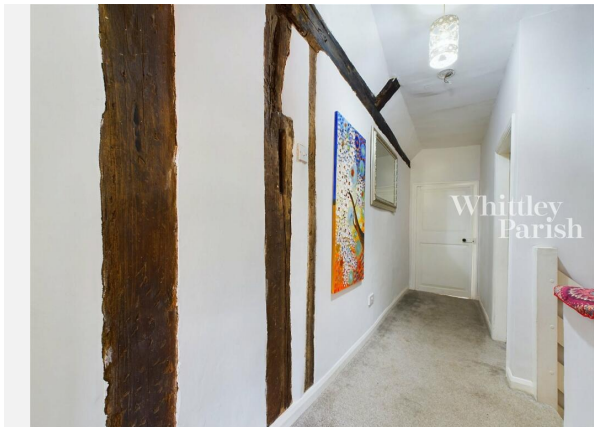
Planning records for: *Church Close, Pulham St. Mary, Diss, IP21*

Reference - 2020/0531
<b>Decision:</b> Decided
<b>Date:</b> 06th May 2020
<b>Description:</b> Remove sand/cement render from outside of property, replace with lime render in appropriate colour wash and carry out repairs to timber frame as required.

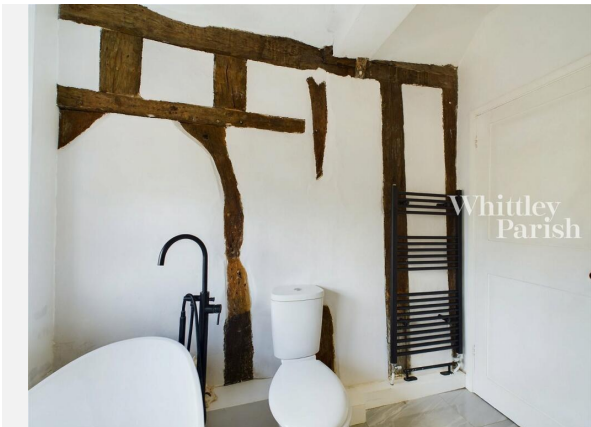
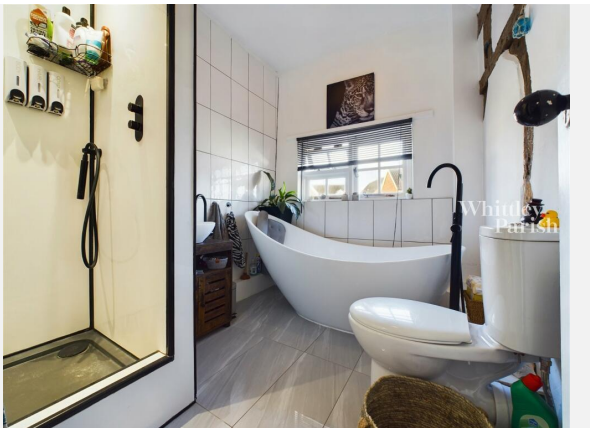
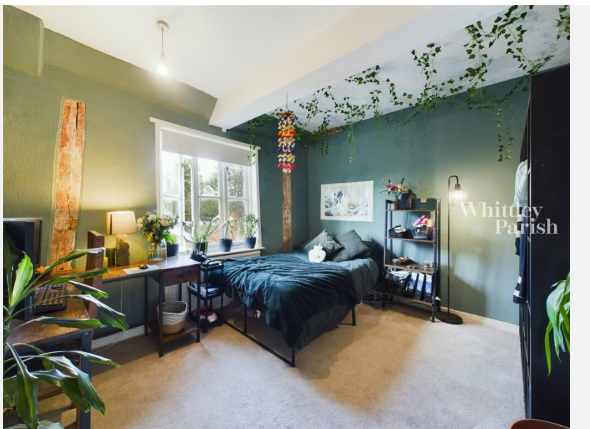
  

Reference - 2017/1462
<b>Decision:</b> Decided
<b>Date:</b> 01st November 2017
<b>Description:</b> Retention of replacement windows, French doors and exterior painting of render to property













## CHURCH CLOSE, PULHAM ST. MARY, DISS, IP21

<p style="text-align: center;">Floor 0</p>	<p><b>Approximate total area<sup>(1)</sup></b> 1400.67 ft<sup>2</sup></p> <p><b>Reduced headroom</b> 16.81 ft<sup>2</sup></p>
<p style="text-align: center;">Floor 1</p>	<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p style="text-align: right;">GIRAFFE360</p>



PULHAM ST MARY, IP21

Energy rating

# F

Valid until 15.04.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49   E
21-38	F	32   F	
1-20	G		

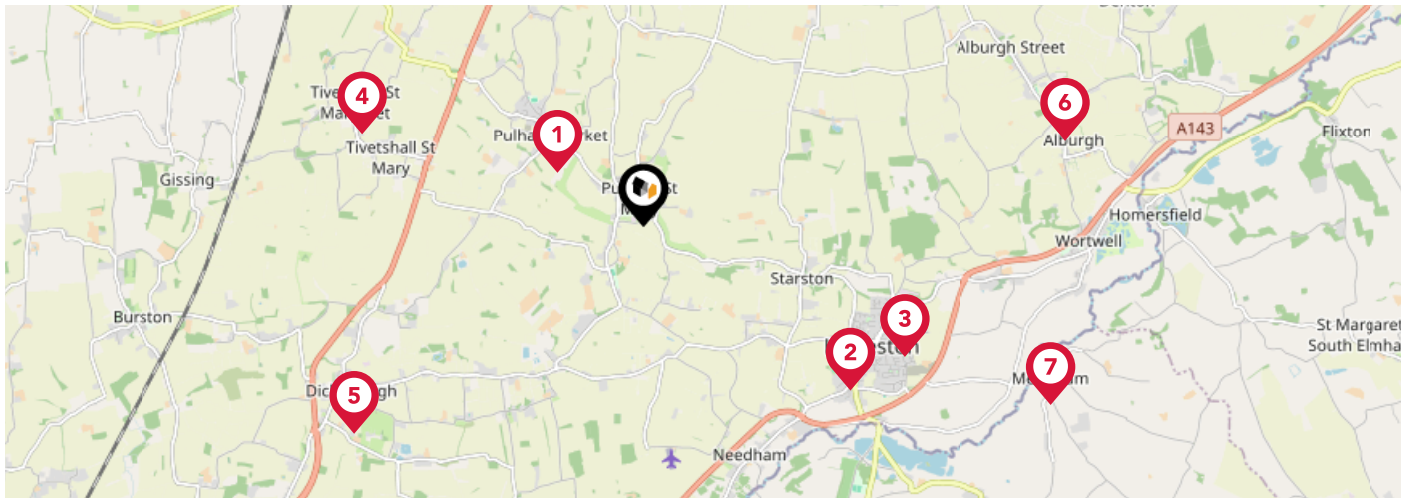




### Additional EPC Data

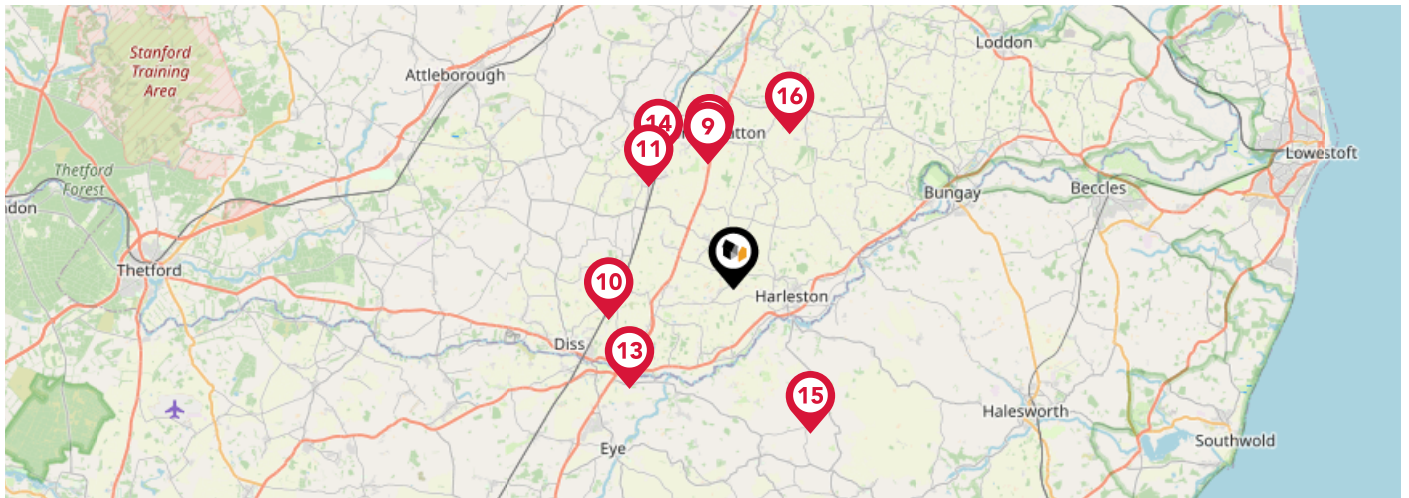
<b>Walls:</b>	Timber frame, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Window:</b>	Single glazed
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Main Heating Controls Energy:</b>	Poor
<b>Hot Water System:</b>	From main system, no cylinderstat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 11% of fixed outlets
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Portable electric heaters

# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Pulham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 131   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Archbishop Sancroft High School (A Church of England Academy)</b> Ofsted Rating: Good   Pupils: 455   Distance:2.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Harleston CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 456   Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Tivetshall Community Primary School</b> Ofsted Rating: Good   Pupils: 14   Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Dickleburgh Church of England Primary Academy (With Pre-School)</b> Ofsted Rating: Outstanding   Pupils: 184   Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Alburgh with Denton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Mendham Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Manor Field Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 182   Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Long Stratton High School</b> Ofsted Rating: Good   Pupils: 586   Distance:4.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burston Community Primary School</b> Ofsted Rating: Good   Pupils: 36   Distance:4.69	<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:4.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Church of England Junior School</b> Ofsted Rating: Good   Pupils: 212   Distance:4.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Scole Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 79   Distance:5.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fornsett St Peter Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 104   Distance:5.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fressingfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 136   Distance:5.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hempnall Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:5.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



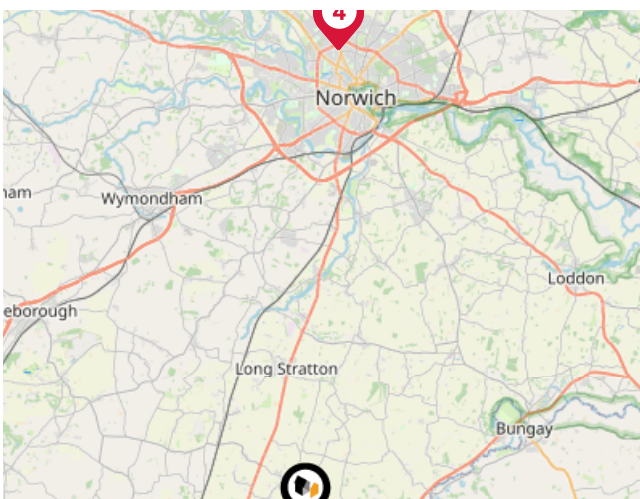
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	6.28 miles
2	Diss Rail Station	6.3 miles
3	Diss Rail Station	6.3 miles

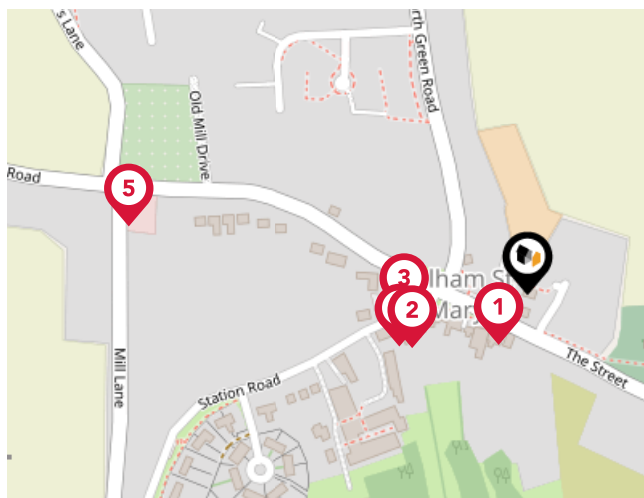


### Airports/Helipads

Pin	Name	Distance
1	International Airport	17.2 miles
2	Norwich International Airport	17.2 miles
3	Airport Passenger Terminal	17.22 miles
4	Norwich International Airport	17.22 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Station Road	0.03 miles
2	Kings Head	0.07 miles
3	Station Road	0.07 miles
4	Kings Head	0.08 miles
5	Mill Lane	0.23 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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