

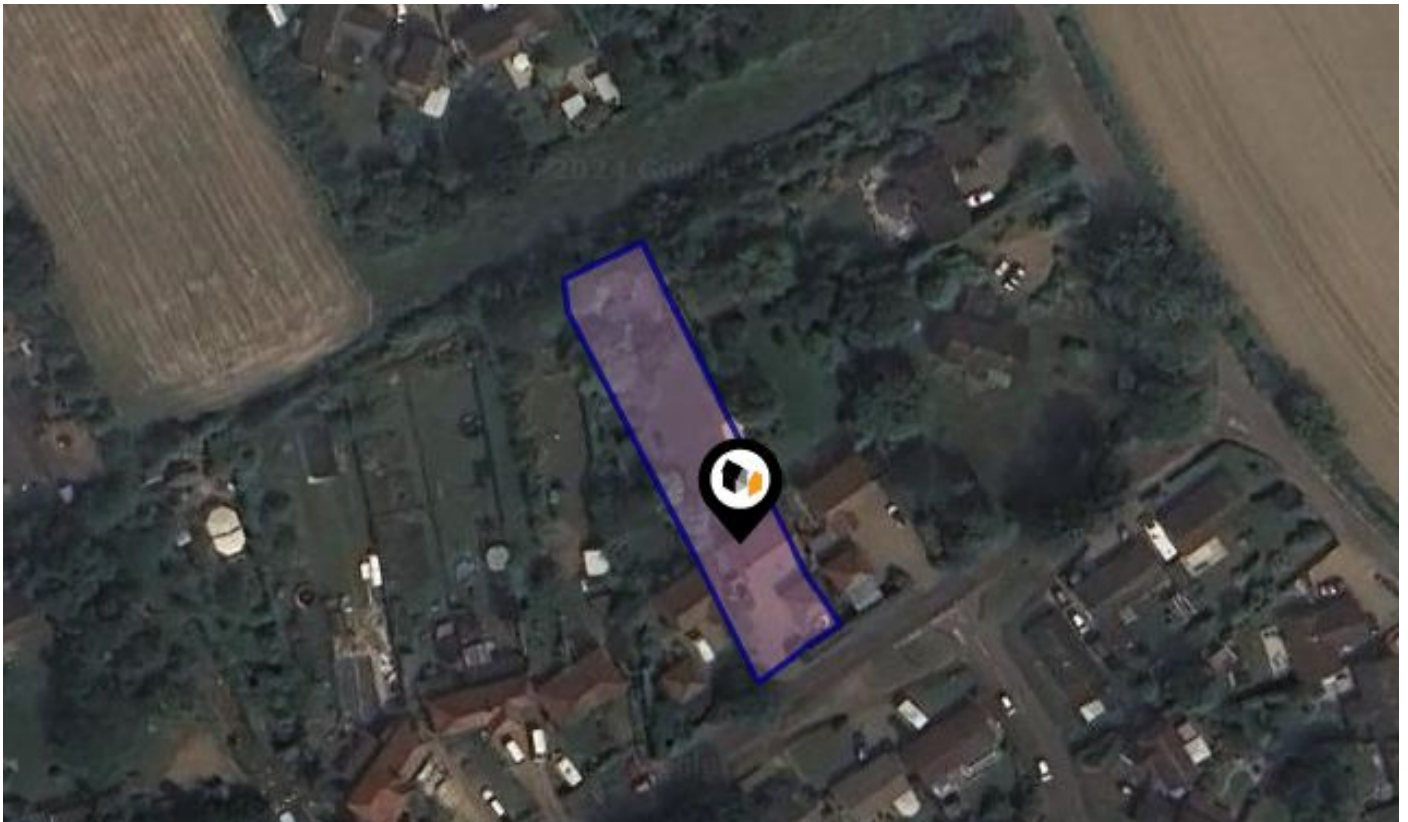


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th July 2024



HIGH GREEN, GREAT MOULTON, NORWICH, NR15

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

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www.whittleyparish.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,711 ft ² / 159 m ²		
Plot Area:	0.28 acres		
Council Tax :	Band E		
Annual Estimate:	£2,759		
Title Number:	NK346716		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		29	900
• Rivers & Seas	No Risk	mb/s	mb/s
• Surface Water	Very Low		



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



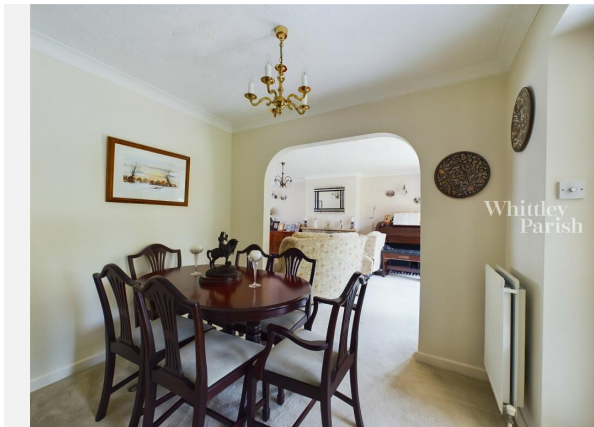
Planning History

This Address



Planning records for: *High Green, Great Moulton, Norwich, NR15*

Reference - 1997/0690	
Decision:	Decided
Date:	12th May 1997
Description:	Enlargement of dormer to front of dwelling



Gallery Photos



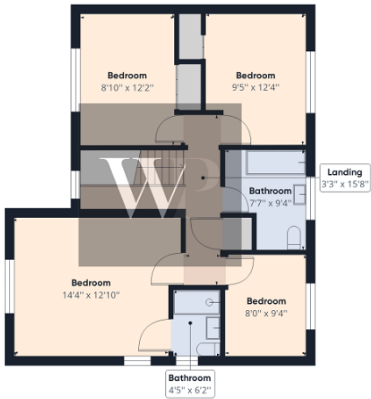




HIGH GREEN, GREAT MOULTON, NORWICH, NR15



Floor 0



Floor 1



Approximate total area⁽¹⁾
 1603.14 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.

GIRAFFE360



High Green, Great Moulton, NR15

Energy rating

F

Valid until 15.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	31 F	
1-20	G		

Property

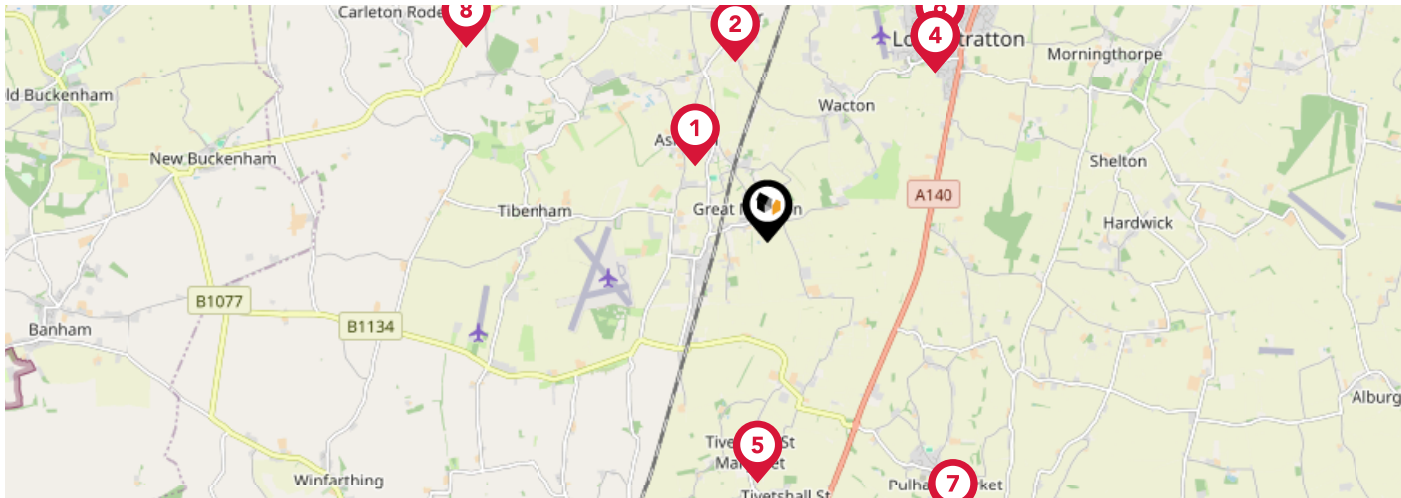
EPC - Additional Data



Additional EPC Data

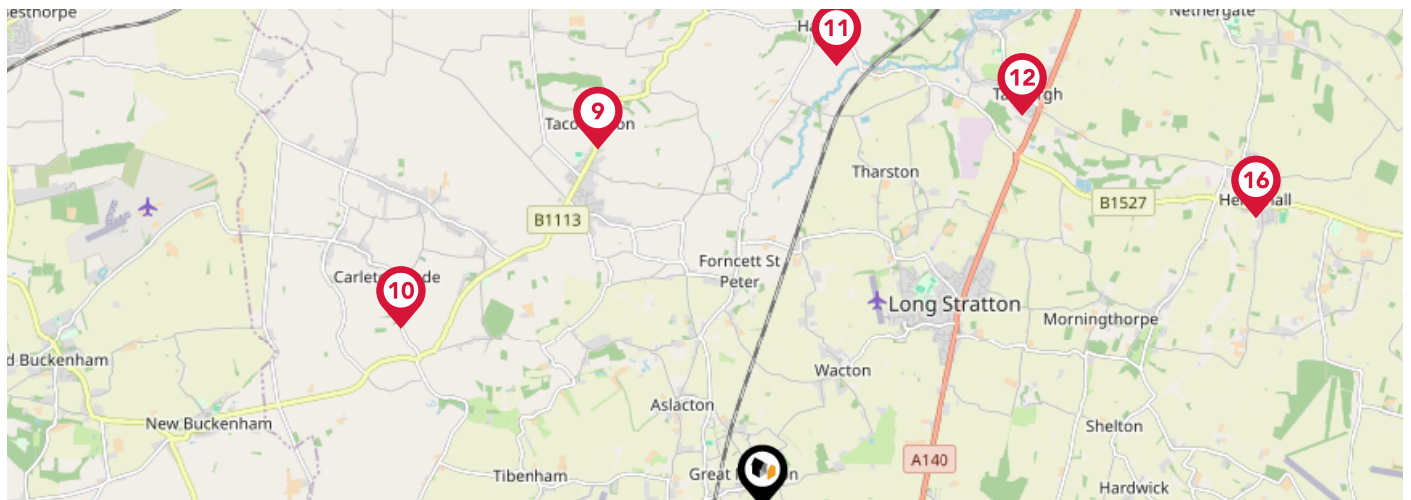
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 18% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	159 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Aslacton Primary School Ofsted Rating: Good Pupils: 61 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Fornsett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 104 Distance:1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 182 Distance:2.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Long Stratton High School Ofsted Rating: Good Pupils: 586 Distance:2.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Tivetshall Community Primary School Ofsted Rating: Good Pupils: 14 Distance:2.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Mary's Church of England Junior School Ofsted Rating: Good Pupils: 212 Distance:2.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Pulham Church of England Primary School Ofsted Rating: Good Pupils: 131 Distance:3.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Bunwell Primary School Ofsted Rating: Good Pupils: 89 Distance:3.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

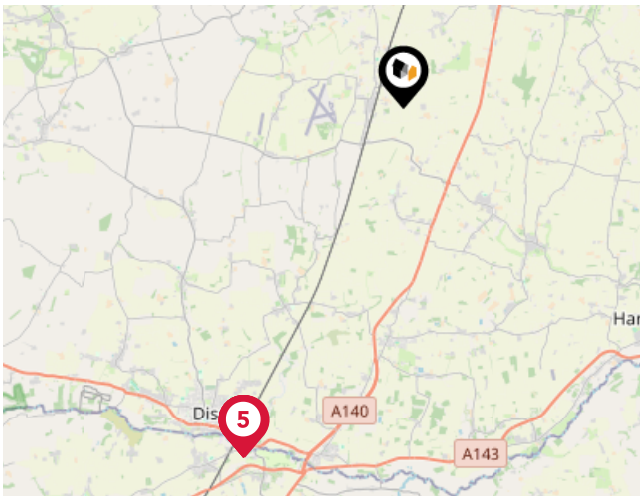
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Tacolneston Church of England Primary Ofsted Rating: Good Pupils: 106 Distance:3.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 48 Distance:3.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Hapton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 37 Distance:4.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Preston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 123 Distance:4.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:4.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 71 Distance:4.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 184 Distance:4.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Hempnall Primary School Ofsted Rating: Good Pupils: 137 Distance:5.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

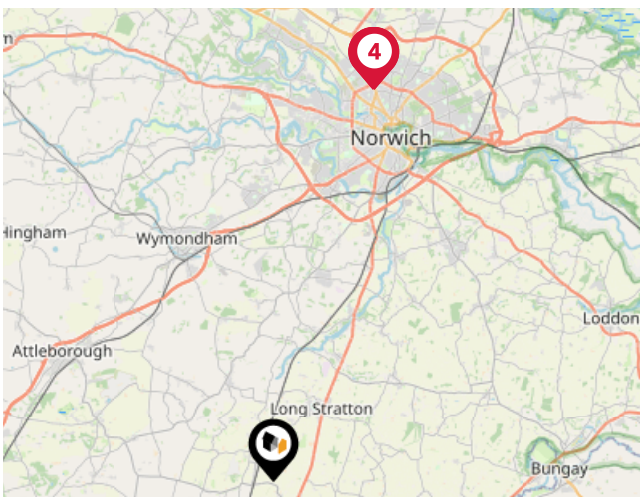
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	6.94 miles
2	Diss Rail Station	6.96 miles
3	Diss Rail Station	6.96 miles
4	Diss Rail Station	6.96 miles
5	Diss Rail Station	6.96 miles

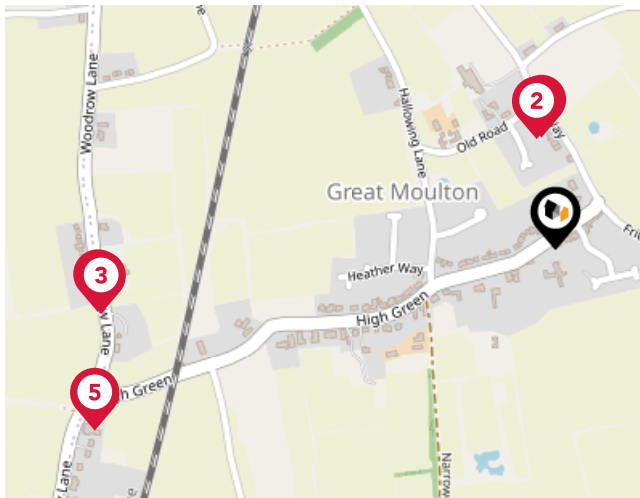


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	14.59 miles
2	International Airport	14.59 miles
3	Airport Passenger Terminal	14.62 miles
4	Norwich International Airport	14.62 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fox & Hounds	0.13 miles
2	Fox & Hounds	0.13 miles
3	Council Houses	0.52 miles
4	Council Houses	0.52 miles
5	Wacton Turn	0.56 miles



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 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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Whittleby Parish | Long Stratton

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