



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



## EDGES LANE, LONG STRATTON, NORWICH, NR15

### Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

liam@whittleyparish.com

www.whittleyparish.com





## Property



**Type:** Detached  
**Bedrooms:** 5  
**Plot Area:** 0.41 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,258  
**Title Number:** NK169032

**Tenure:** Freehold

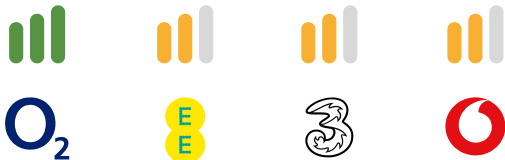
## Local Area

**Local Authority:** South norfolk  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas: No Risk  
 • Surface Water: Low

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

**19** mb/s      - mb/s  
      

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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

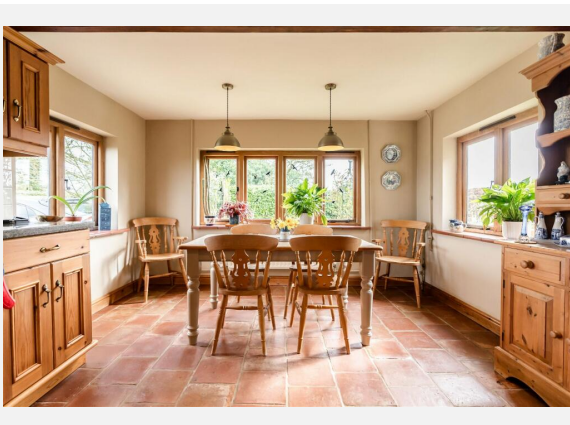
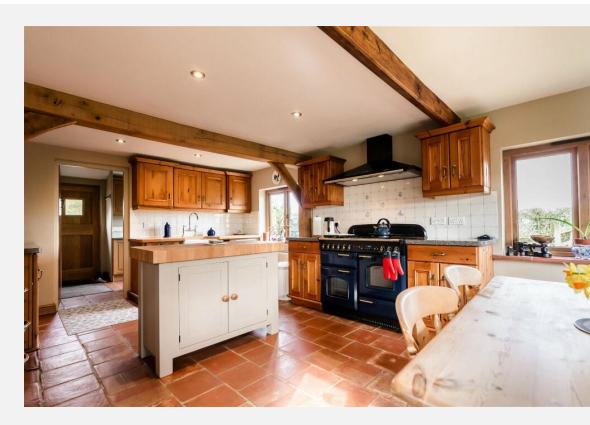
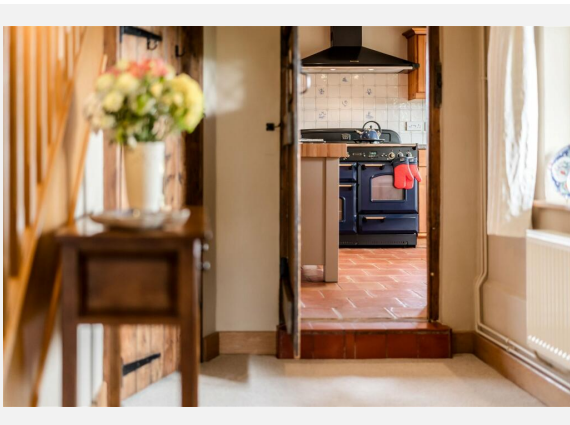
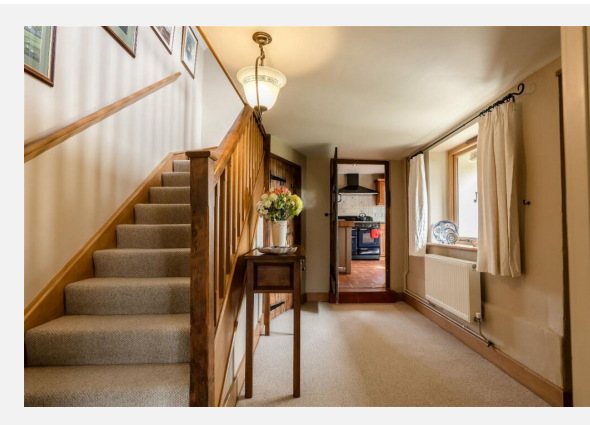


Planning records for: *Edges Lane, Long Stratton, Norwich, NR15*

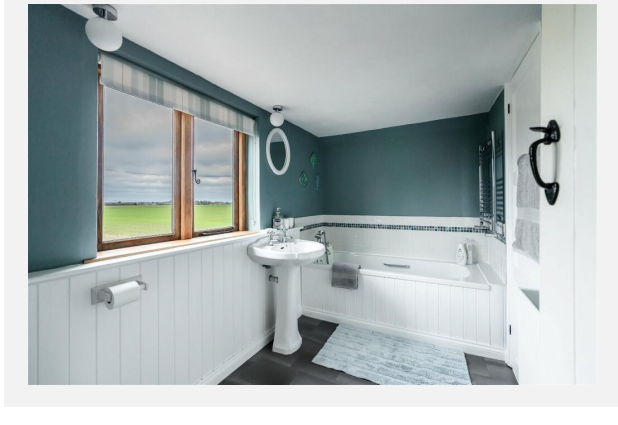
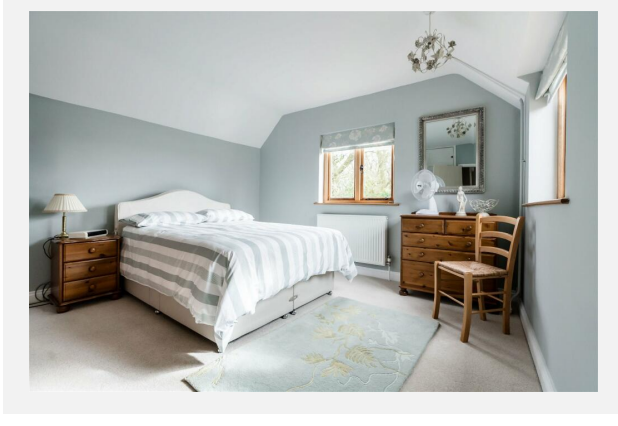
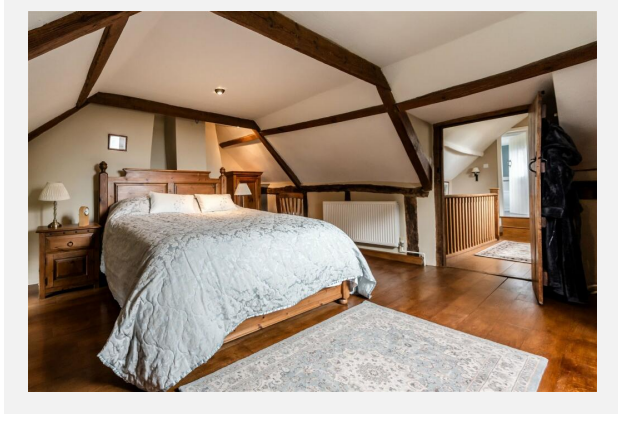
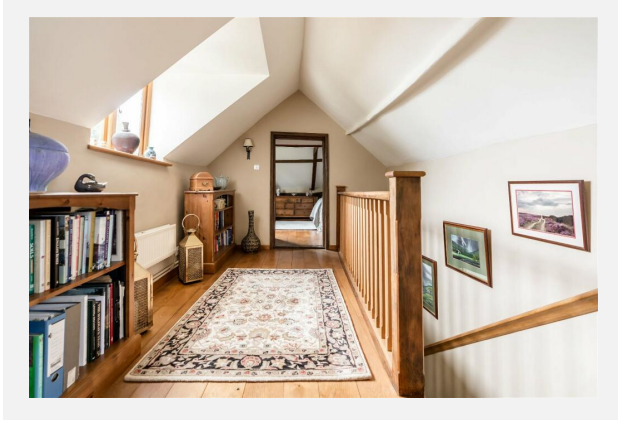
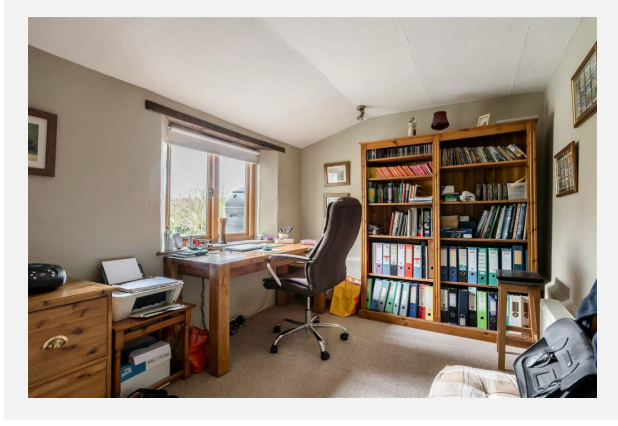
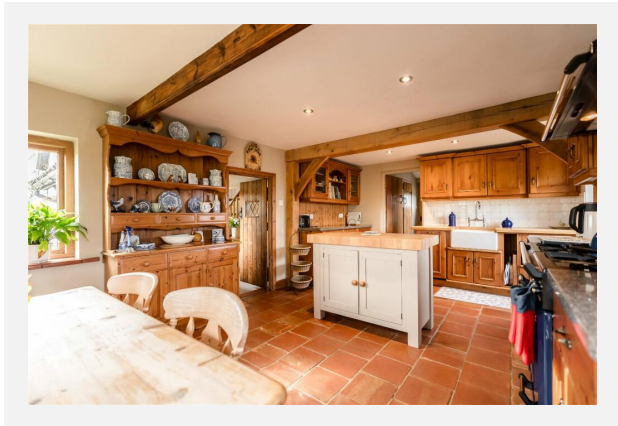
Reference - 2001/2076	
<b>Decision:</b>	Decided
<b>Date:</b>	29th November 2001
<b>Description:</b>	Internal alterations, replacement windows and conversion of workshop to bedroom



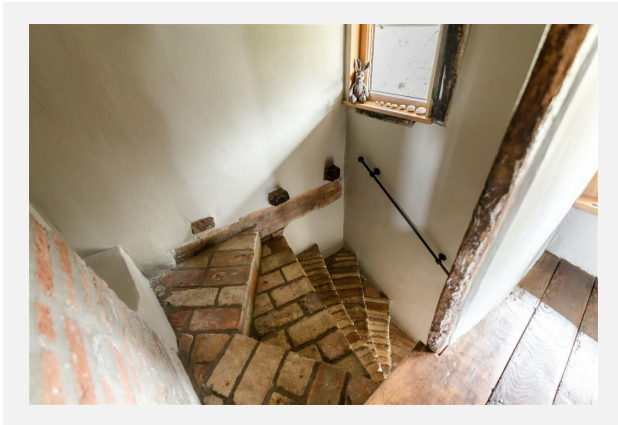
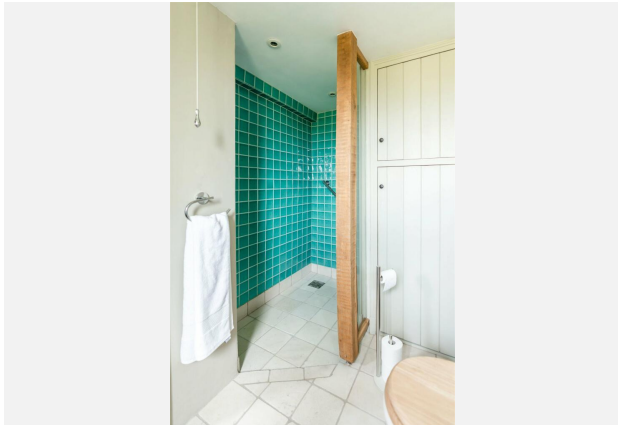
# Gallery Photos





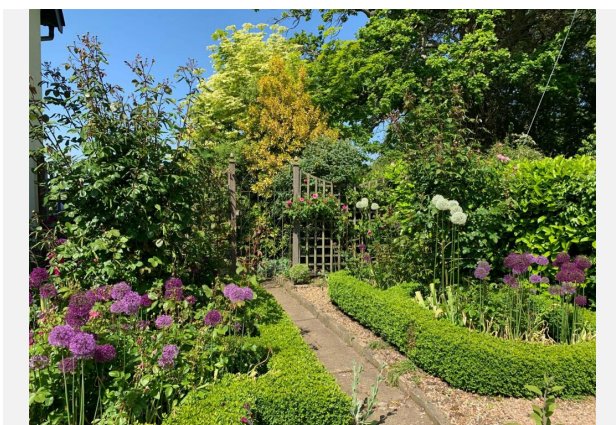
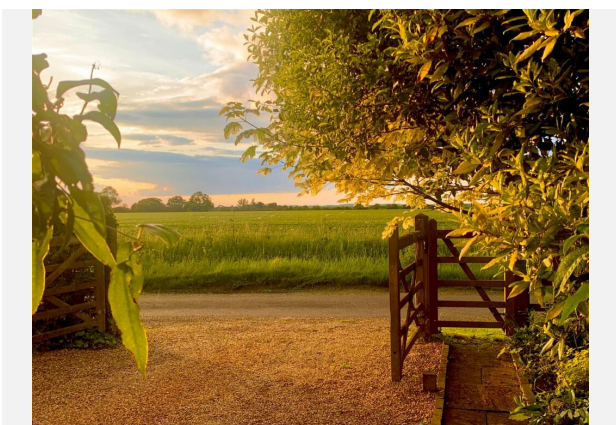
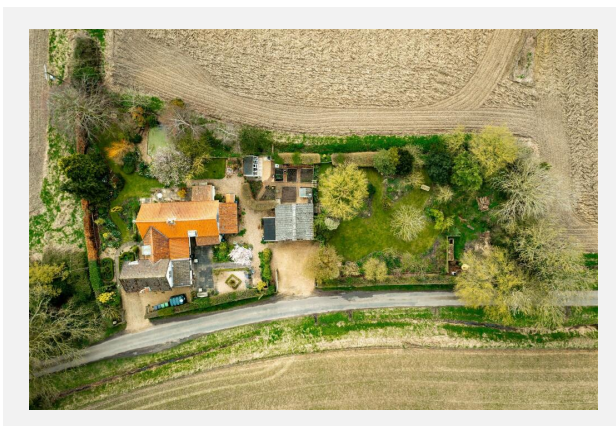
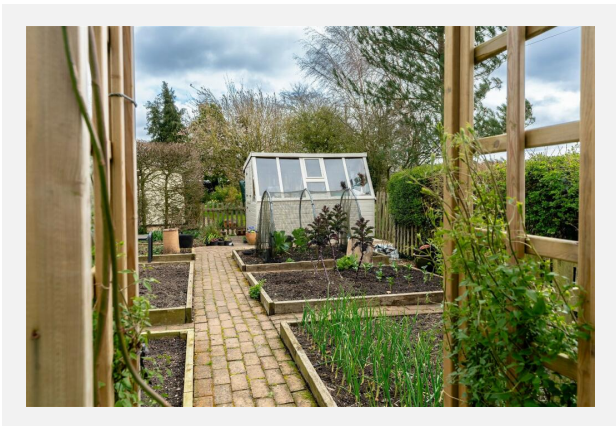
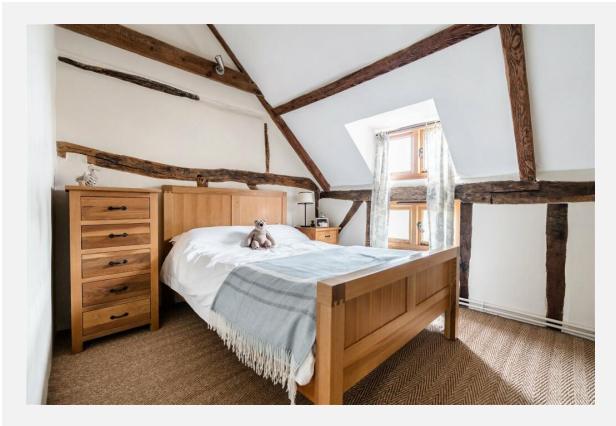






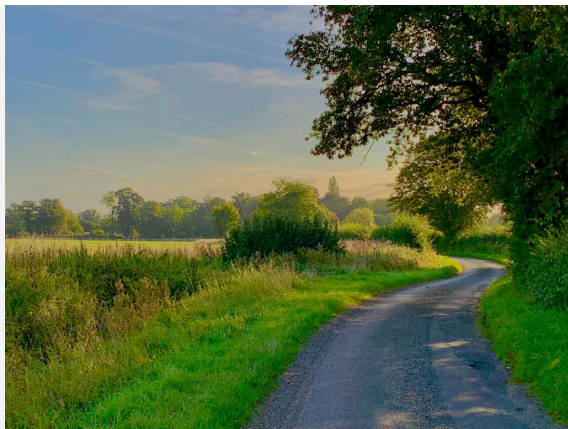


# Gallery Photos





# Gallery Photos



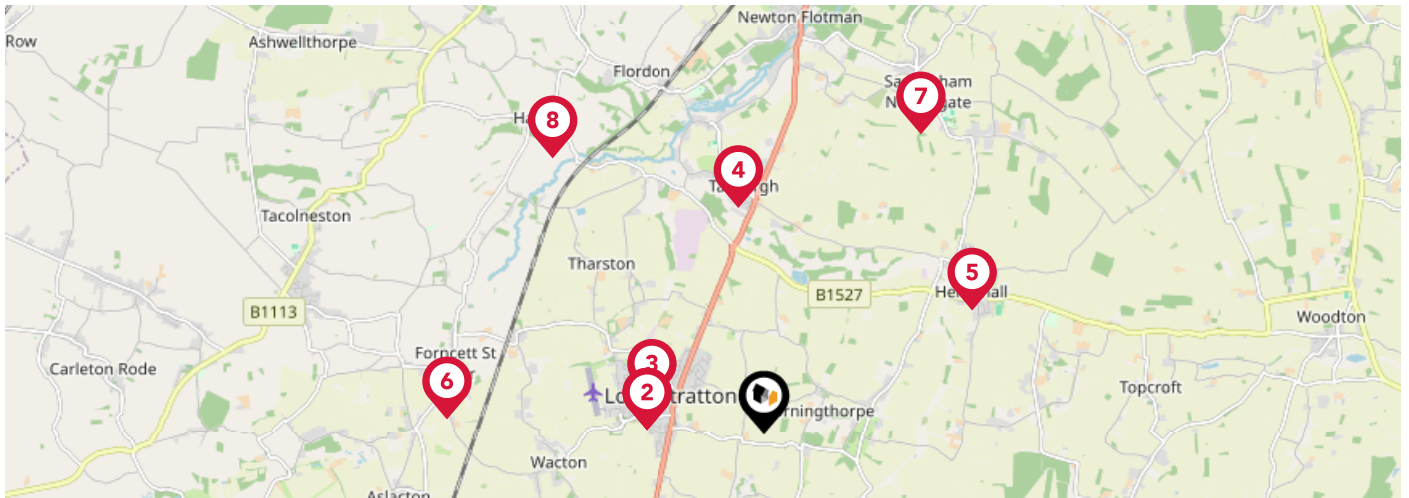




## EDGES LANE, LONG STRATTON, NORWICH, NR15



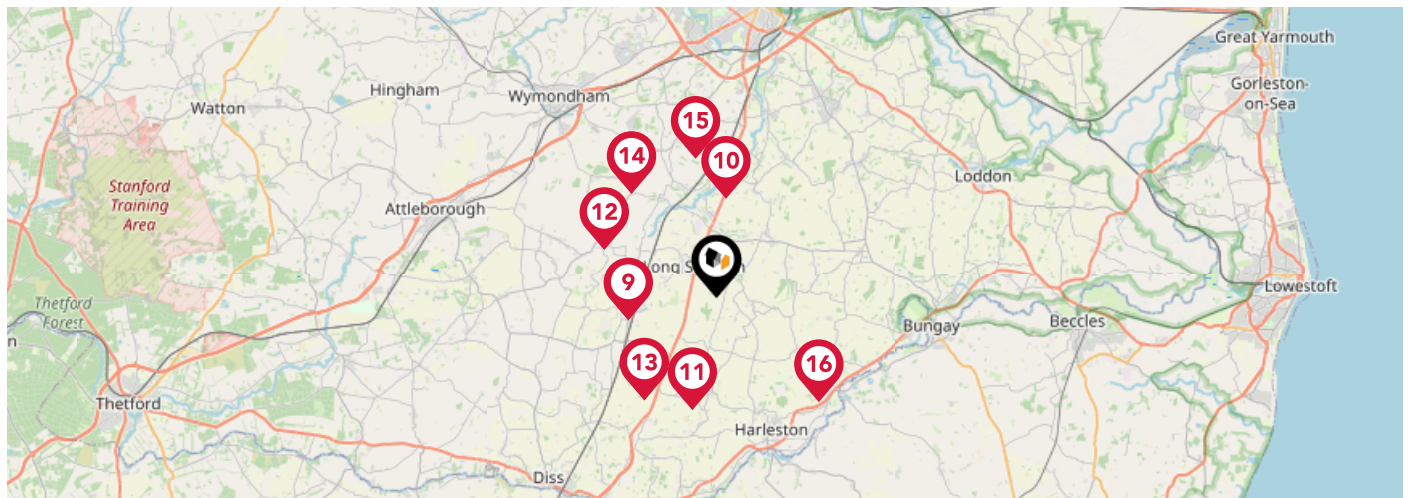
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Manor Field Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 182   Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Long Stratton High School</b> Ofsted Rating: Good   Pupils: 586   Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>St Mary's Church of England Junior School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Preston Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 123   Distance:2.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Hempnall Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:2.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Forngett St Peter Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 104   Distance:2.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Saxlingham Nethergate CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 64   Distance:3.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Hapton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 37   Distance:3.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

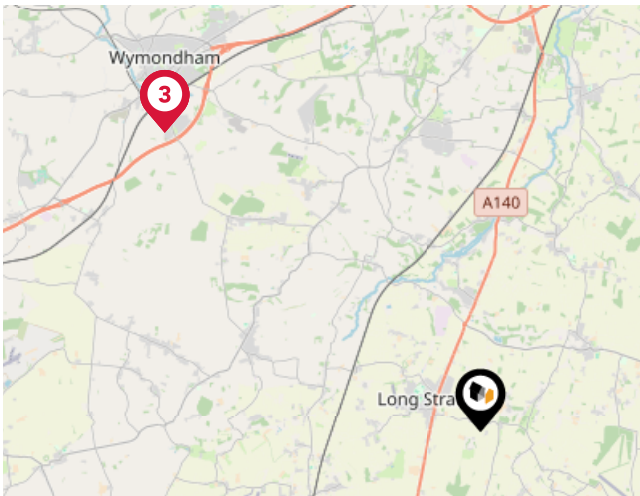


# Area Schools



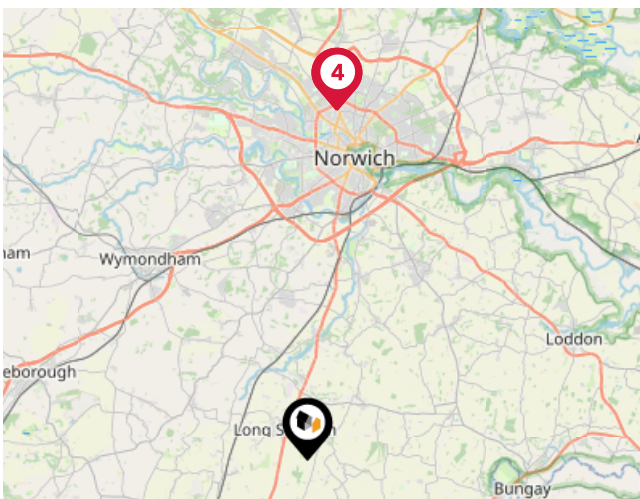
		Nursery	Primary	Secondary	College	Private
	<b>Aslacton Primary School</b> Ofsted Rating: Good   Pupils: 61   Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newton Flotman Church of England Primary Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pulham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 131   Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tacolneston Church of England Primary</b> Ofsted Rating: Good   Pupils: 106   Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tivetshall Community Primary School</b> Ofsted Rating: Good   Pupils: 14   Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wreningham VC Primary School</b> Ofsted Rating: Outstanding   Pupils: 113   Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mulbarton Primary School</b> Ofsted Rating: Good   Pupils: 435   Distance:5.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alburgh with Denton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:5.25	<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	rail station	7.85 miles
2	Wymondham Rail Station	7.85 miles
3	Wymondham Rail Station	7.85 miles



## Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	12.67 miles
2	International Airport	12.67 miles
3	Airport Passenger Terminal	12.7 miles
4	Norwich International Airport	12.7 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	St Michaels Road	0.78 miles
2	Hill Farm Road	0.75 miles
3	Hill Farm Road	0.77 miles
4	The Plain	0.77 miles
5	The Plain	0.77 miles



### Whittley Parish | Long Stratton

---

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](#)



[/whittleyparish](#)



[/whittleyparish/?hl=en](#)

# Whittleby 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Whittleby Parish | Long Stratton

Beatrix Potter Cottage, The Street Long  
Stratton NR15 2XJ  
01508 531331  
liam@whittlebyparish.com  
www.whittlebyparish.com

