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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**FLORDON ROAD, NEWTON FLOTMAN, NORWICH, NR15**

## Whittley Parish | Long Stratton

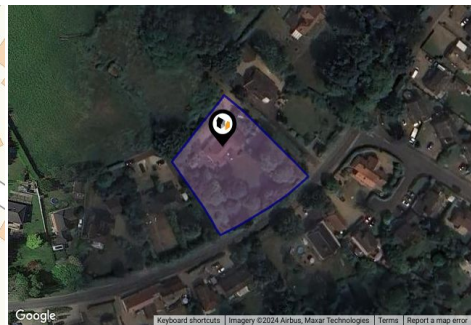
Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

[liam@whittleyparish.com](mailto:liam@whittleyparish.com)

[www.whittleyparish.com](http://www.whittleyparish.com)





## Property

**Type:** Detached  
**Bedrooms:** 4  
**Plot Area:** 0.58 acres  
**Council Tax :** Band E  
**Annual Estimate:** £2,759  
**Title Number:** NK224162

**Tenure:** Freehold

## Local Area

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

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

<b>17</b> mb/s	<b>38</b> mb/s	<b>-</b> mb/s

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



**Satellite/Fibre TV Availability:**



# Planning History

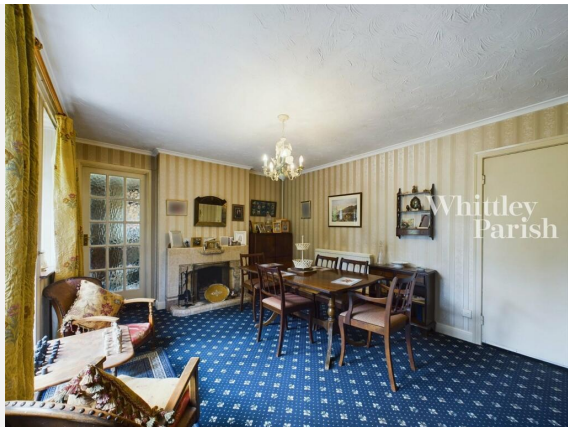
## This Address

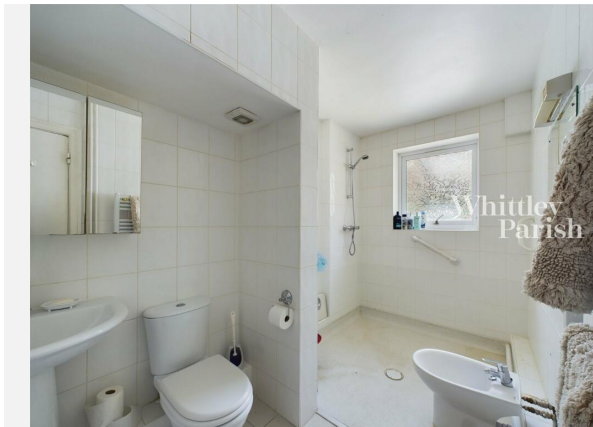
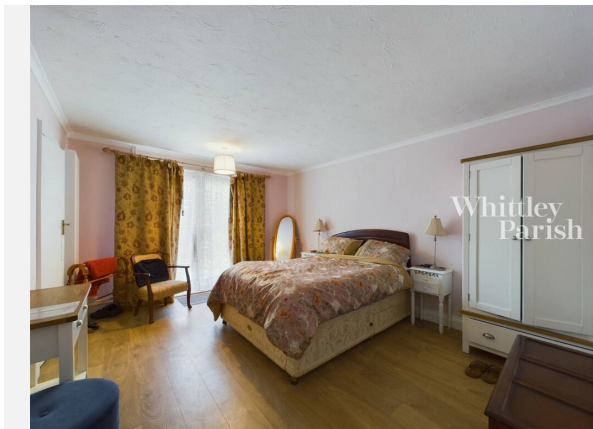


Planning records for: *Flordon Road, Newton Flotman, Norwich, NR15*

<b>Reference - 1994/0011</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th January 1994
<b>Description:</b> Erection of boarding cattery
<b>Reference - 1993/1101</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th July 1993
<b>Description:</b> Erection of boarding cattery and office/reception building
<b>Reference - 1992/0886</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th June 1992
<b>Description:</b> Erection of extension, loft conversion and double garage

# Gallery Photos







**FLORDON ROAD, NEWTON FLOTMAN, NORWICH, NR15**



Floor 0 Building 1

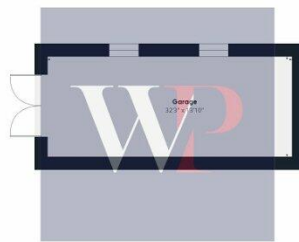


Approximate total area<sup>(1)</sup>  
2284.69 ft<sup>2</sup>

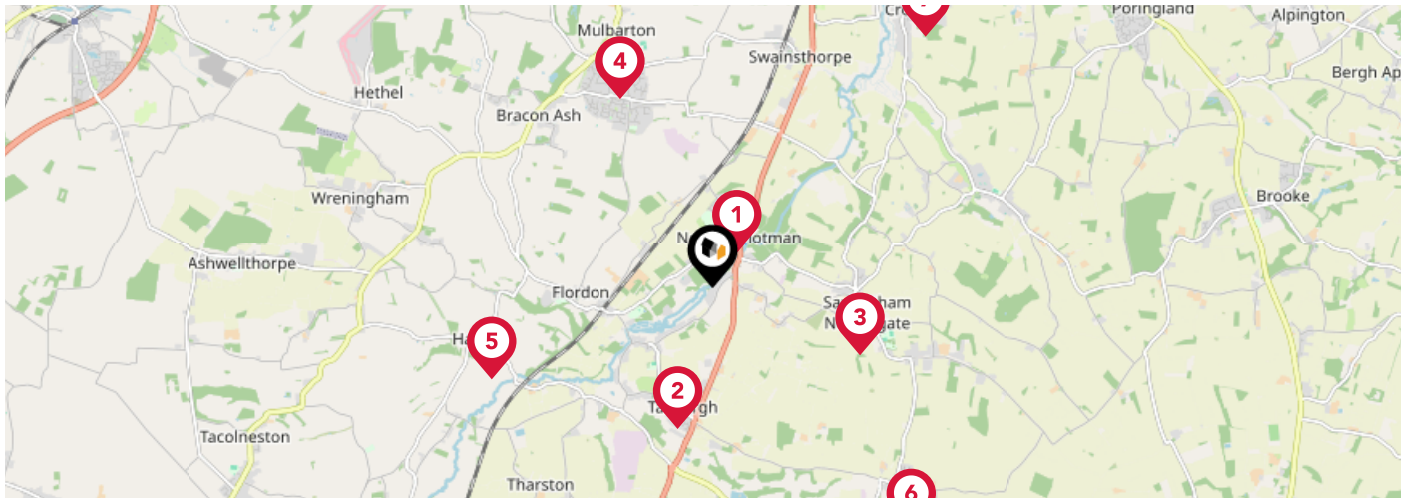
(1) Excluding balconies and terraces.

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

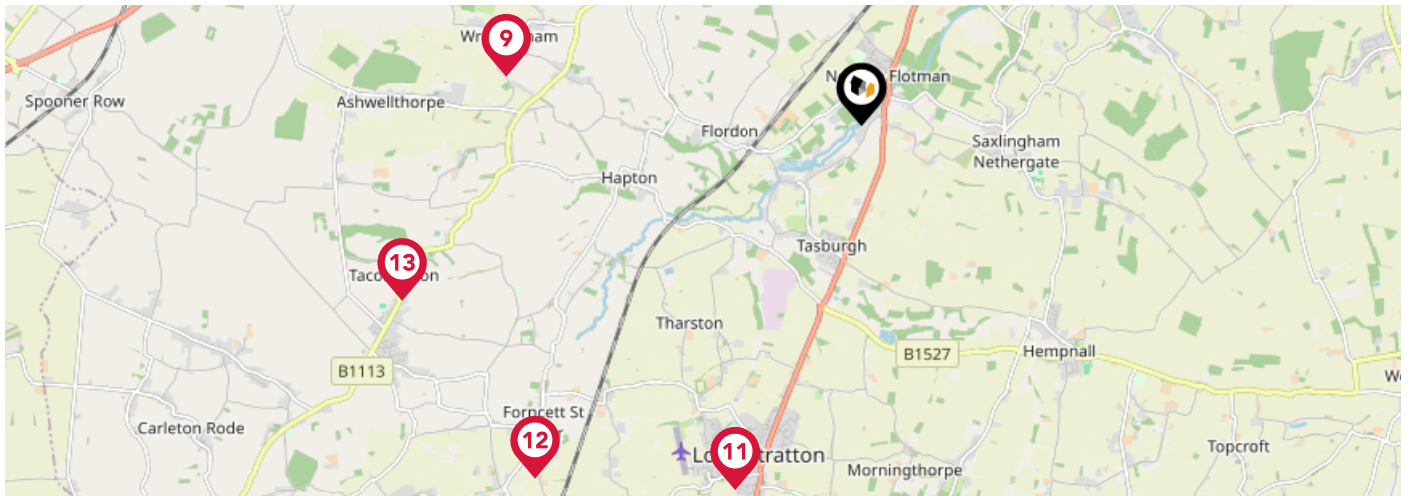
GIRAFFE 360



Floor 0 Building 2



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Newton Flotman Church of England Primary Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Preston Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 123   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Saxlingham Nethergate CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 64   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Mulbarton Primary School</b> Ofsted Rating: Good   Pupils: 435   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Hapton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 37   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Hempnall Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Stoke Holy Cross Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>St Mary's Church of England Junior School</b> Ofsted Rating: Good   Pupils: 212   Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Wreningham VC Primary School</b> Ofsted Rating: Outstanding   Pupils: 113   Distance:3.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Manor Field Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 182   Distance:3.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Long Stratton High School</b> Ofsted Rating: Good   Pupils: 586   Distance:3.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Forncett St Peter Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 104   Distance:4.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Tacolneston Church of England Primary</b> Ofsted Rating: Good   Pupils: 106   Distance:4.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>University Technical College Norfolk</b> Ofsted Rating: Good   Pupils: 334   Distance:4.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Poringland Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:4.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Framingham Earl High School</b> Ofsted Rating: Good   Pupils: 781   Distance:4.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

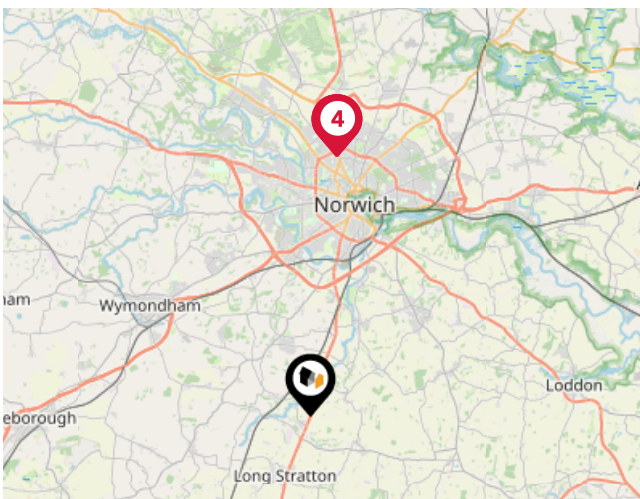


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Wymondham Rail Station	6.15 miles
2	Wymondham Rail Station	6.15 miles
3	rail station	6.15 miles

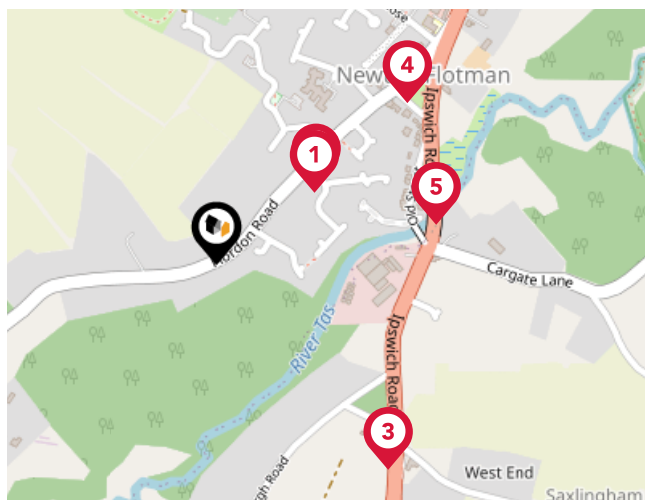


## Airports/Helipads

Pin	Name	Distance
1	International Airport	9.38 miles
2	Norwich International Airport	9.38 miles
3	Airport Passenger Terminal	9.4 miles
4	Norwich International Airport	9.4 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Alan Avenue	0.14 miles
2	Alan Avenue	0.14 miles
3	Tasburgh Road	0.3 miles
4	St Marys Close	0.28 miles
5	Cargate Lane	0.25 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.



[/whittleyparishmanagementltd](#)



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

# Whittleby Parish | Long Stratton

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