

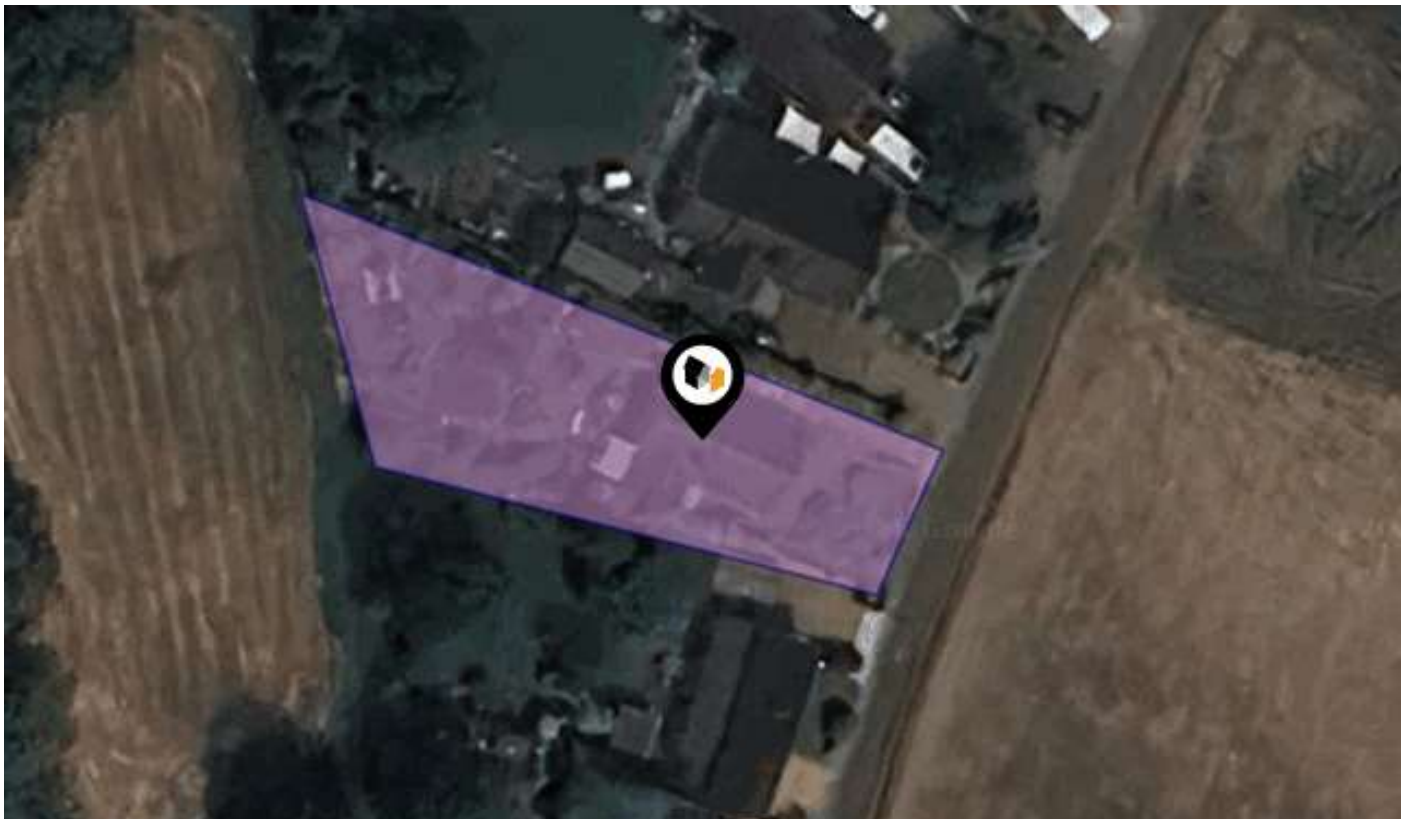


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18<sup>th</sup> February 2025



**SALAMIS, POTTERGATE STREET, ASLACTON, NORWICH,  
NR15 2JU**

## Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

01508 531331

rachel@whittleyparish.com

www.whittleyparish.com



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## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	871 ft <sup>2</sup> / 81 m <sup>2</sup>
<b>Plot Area:</b>	0.2 acres
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,007
<b>Title Number:</b>	NK222535
<b>UPRN:</b>	2630101226

<b>Last Sold Date:</b>	28/08/1998
<b>Last Sold Price:</b>	£71,500
<b>Last Sold £/ft<sup>2</sup>:</b>	£82
<b>Tenure:</b>	Freehold

## 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)

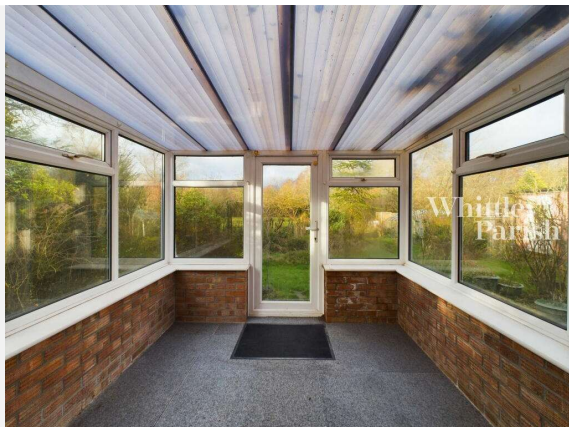
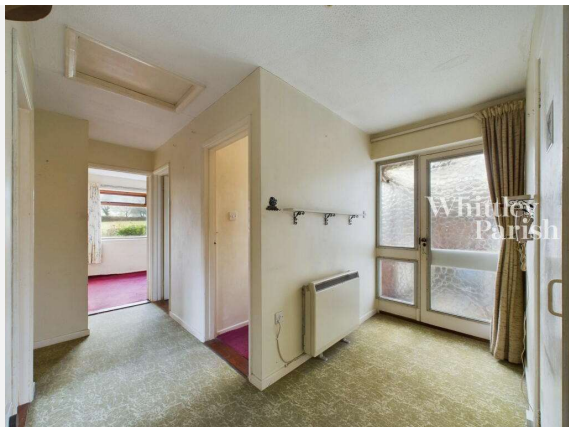
<b>2</b> mb/s	<b>50</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:





# Gallery Photos



**SALAMIS, POTTERGATE STREET, ASLACTON, NORWICH,  
NR15 2JU**



Property  
**EPC - Certificate**



Salamis, Pottergate Street, Aslacton, NORWICH, NR15 2JU

Energy rating

**E**

Valid until 06.01.2035

Certificate number  
 0380-2816-5490-2405-0521

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	40   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



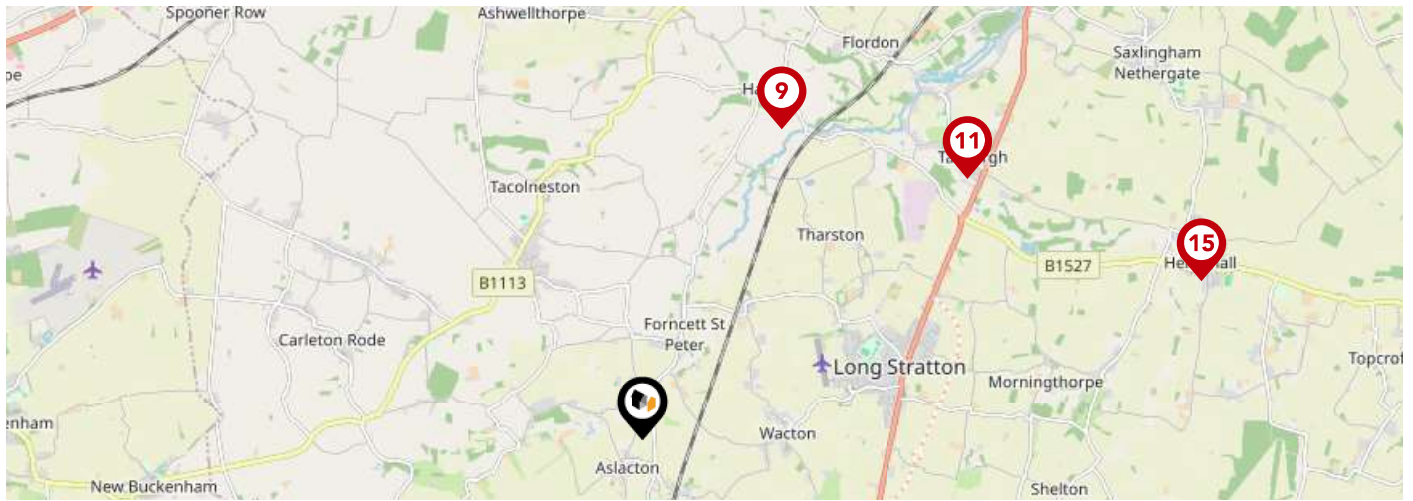
### Additional EPC Data

<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Manual charge control
<b>Main Heating Controls Energy:</b>	Poor
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Very poor
<b>Lighting:</b>	Low energy lighting in 70% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	81 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Aslacton Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Forngett St Peter Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 93   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Manor Field Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 131   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Long Stratton High School</b> Ofsted Rating: Good   Pupils: 694   Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Bunwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 91   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Tacolneston Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 90   Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>St Mary's Church of England Junior Academy</b> Ofsted Rating: Requires improvement   Pupils: 176   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Carleton Rode Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 57   Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
<b>Hapton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 24   Distance:3.07	<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: 28   Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Preston Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 125   Distance:3.78	<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: 108   Distance:4.08	<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: Requires improvement   Pupils: 122   Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All Saints Church of England Voluntary Aided Primary School, Winfarthing</b> Ofsted Rating: Good   Pupils: 27   Distance:5.04	<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: 148   Distance:5.25	<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: Requires improvement   Pupils: 102   Distance:5.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

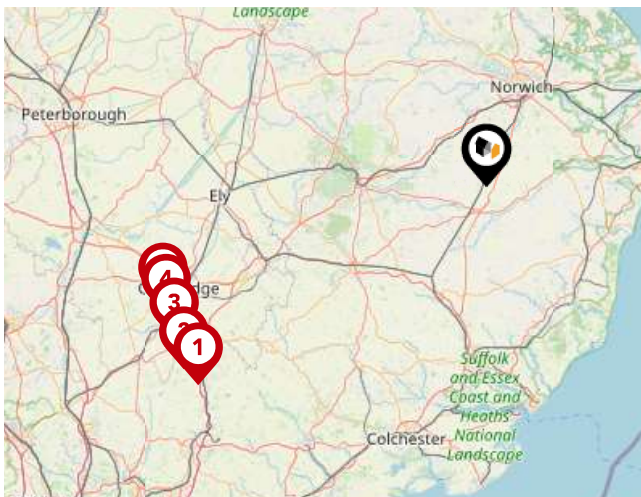
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	6.81 miles
2	Diss Rail Station	7.86 miles
3	Attleborough Rail Station	6.93 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	50.97 miles
2	M11 J10	51.37 miles
3	M11 J11	50.59 miles
4	M11 J13	50.09 miles
5	M11 J14	49.95 miles

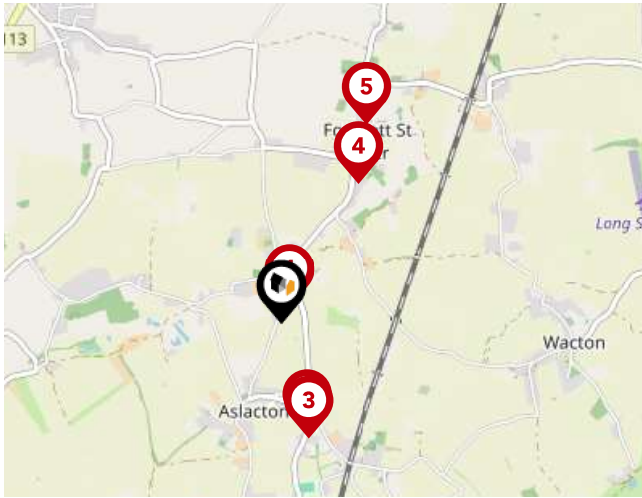


### Airports/HELIPADS

Pin	Name	Distance
1	Southend-on-Sea	66.31 miles
2	Stansted Airport	56.46 miles
3	Manston	78.9 miles
4	Luton Airport	77.96 miles

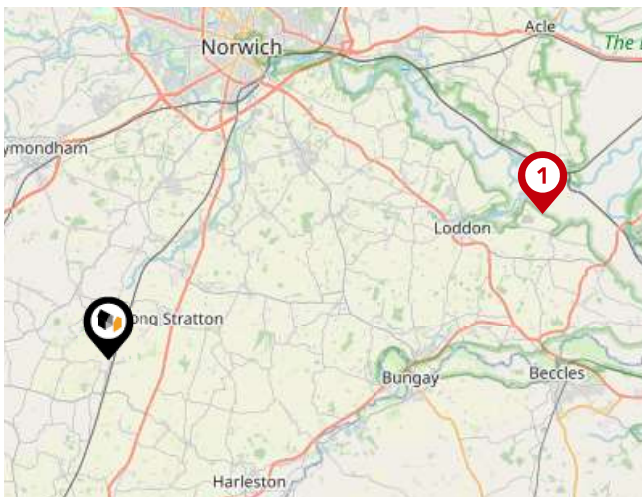
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Pottergate Bridge	0.08 miles
2	Church Road	0.5 miles
3	Church Road	0.53 miles
4	church	0.72 miles
5	Hapton Turn	0.98 miles



### Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	16.53 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 Whittleby 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 Whittleby 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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### Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long  
Stratton NR15 2XJ  
01508 531331  
rachel@whittleyparish.com  
www.whittleyparish.com

