

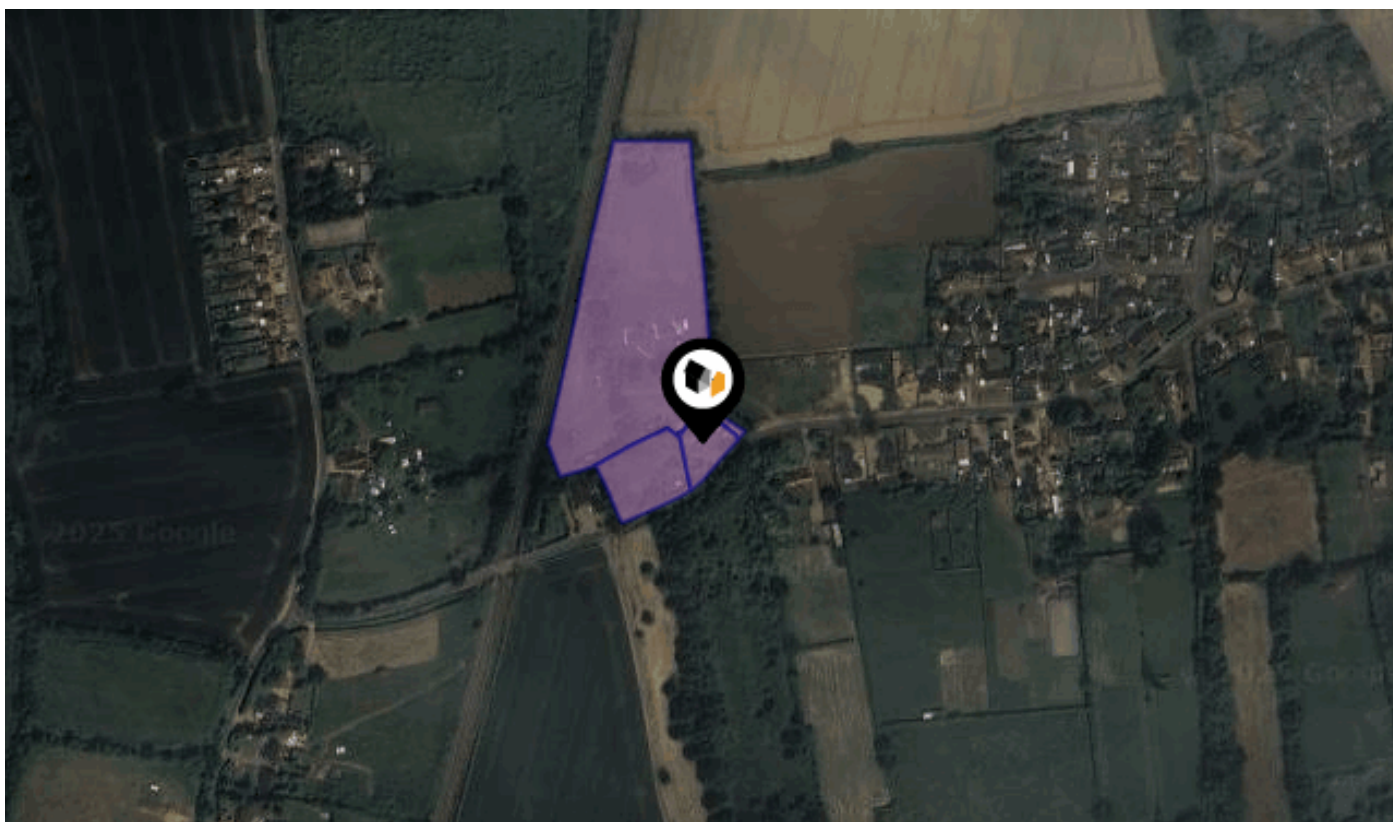


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01<sup>st</sup> May 2025



**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






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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,786 ft <sup>2</sup> / 166 m <sup>2</sup>		
Plot Area:	5.06 acres		
Council Tax :	Band F		
Annual Estimate:	£3,420		
Title Number:	NK151114		

## Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	12	52	1000
• Surface Water	Low	mb/s	mb/s	mb/s
				

Mobile Coverage:			Satellite/Fibre TV Availability:			
(based on calls indoors)						
						
						

# Planning History

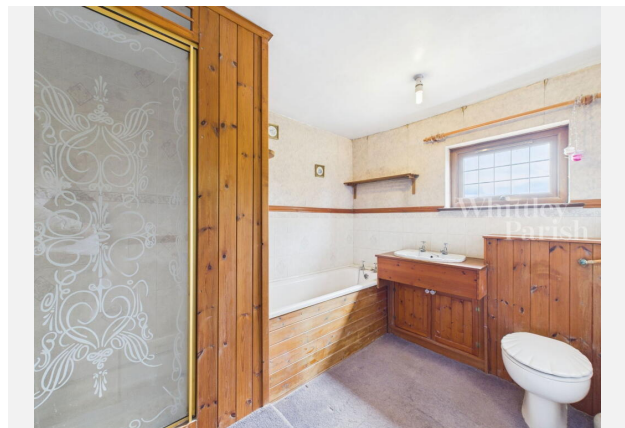
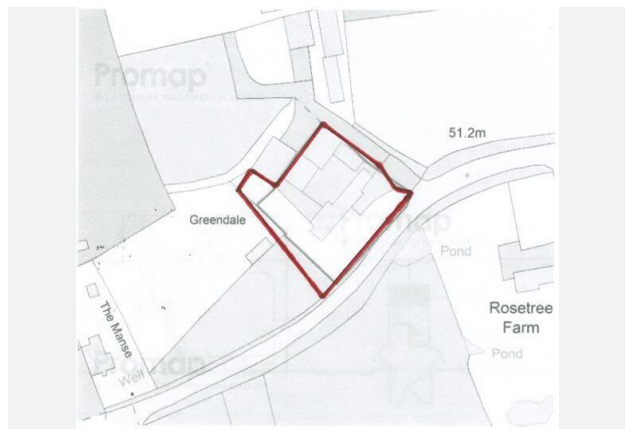
## This Address



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

Reference - 1995/0581	
Decision:	Decided
Date:	01st May 1995
Description:	Whether a planning application is required for erection of storage sheds



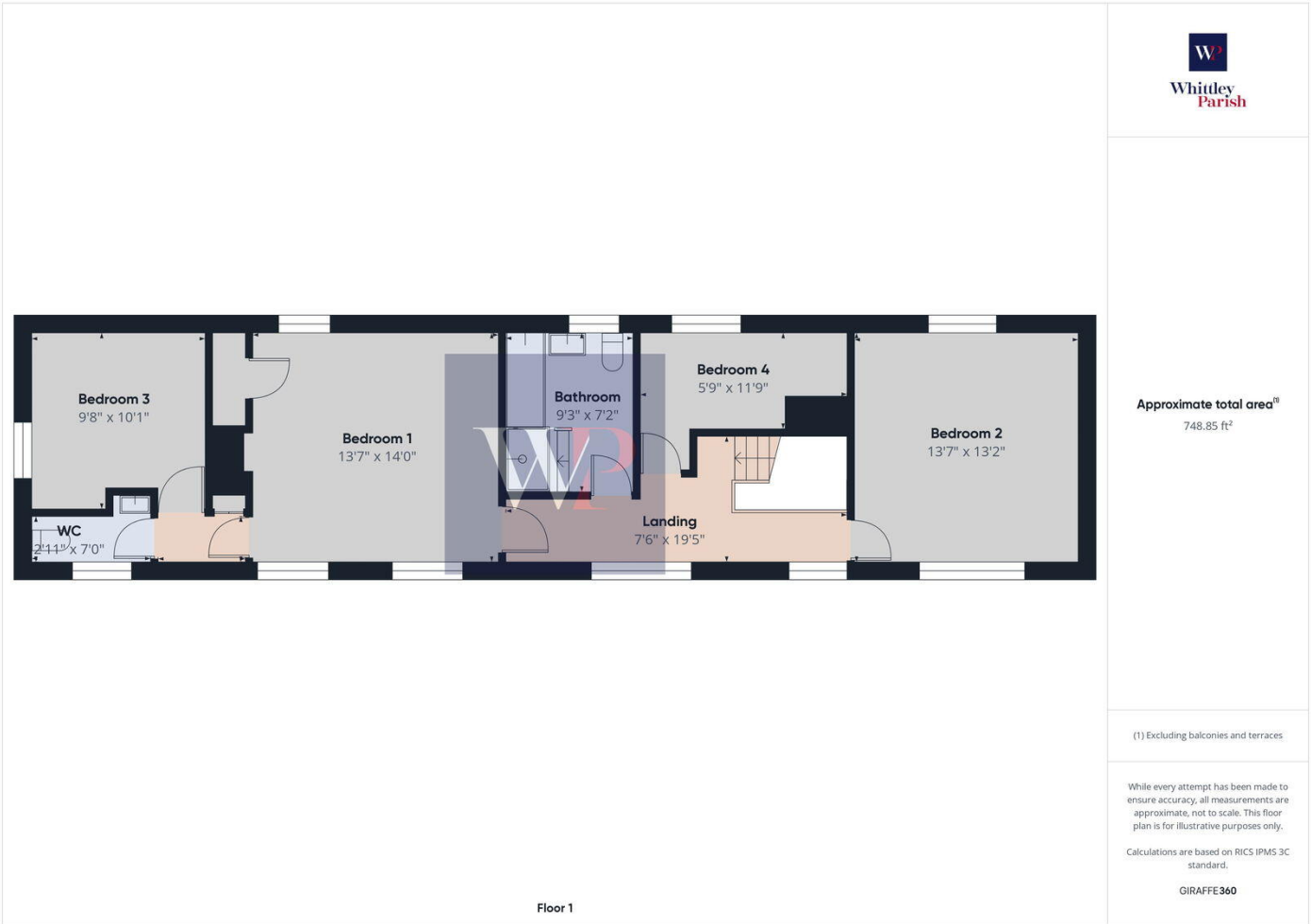








HIGH GREEN, GREAT MOULTON, NORWICH, NR15





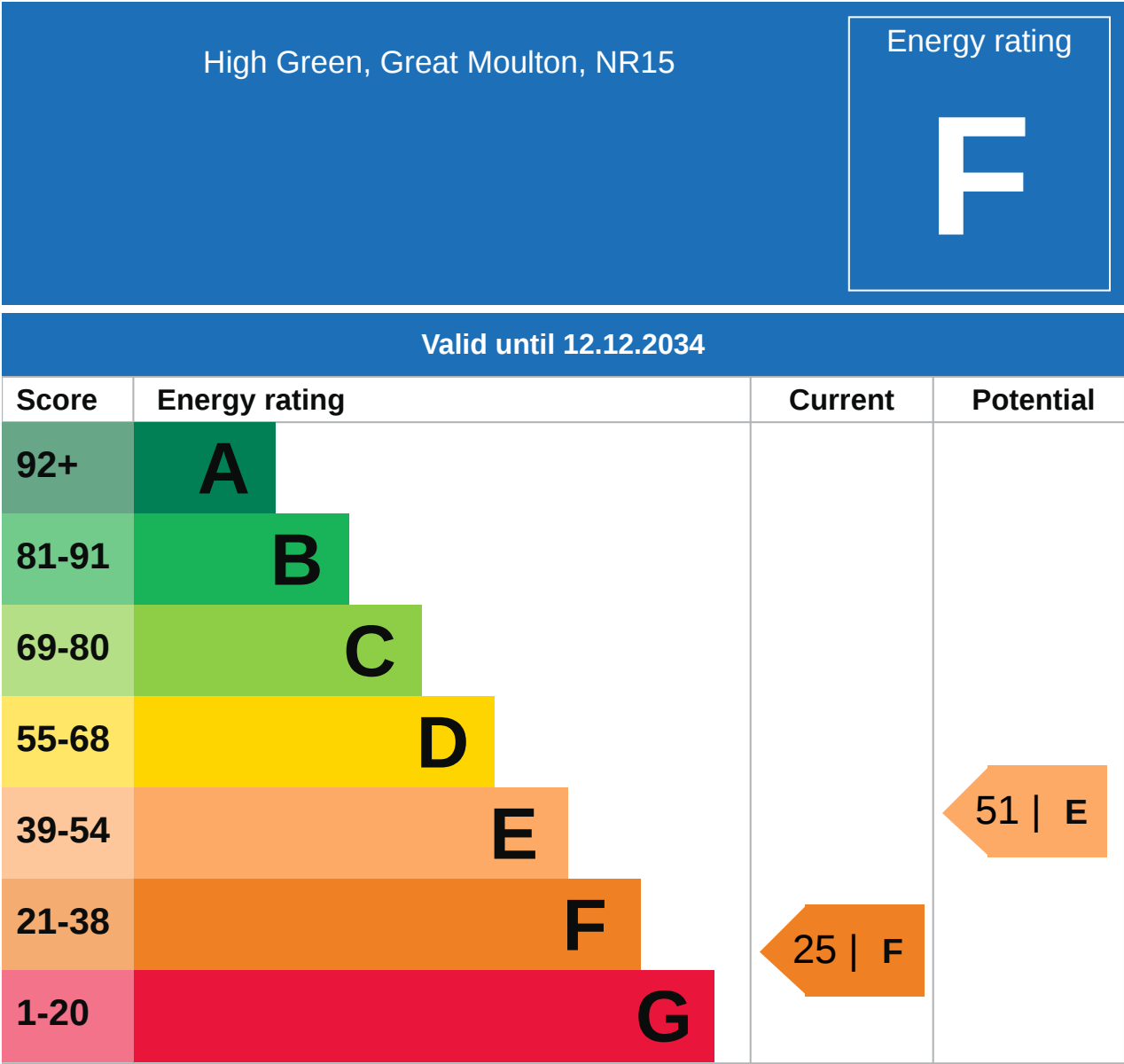
HIGH GREEN, GREAT MOULTON, NORWICH, NR15



# HIGH GREEN, GREAT MOULTON, NORWICH, NR15









### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	166 m <sup>2</sup>



### 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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# Whittley Parish | Long Stratton

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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.



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