

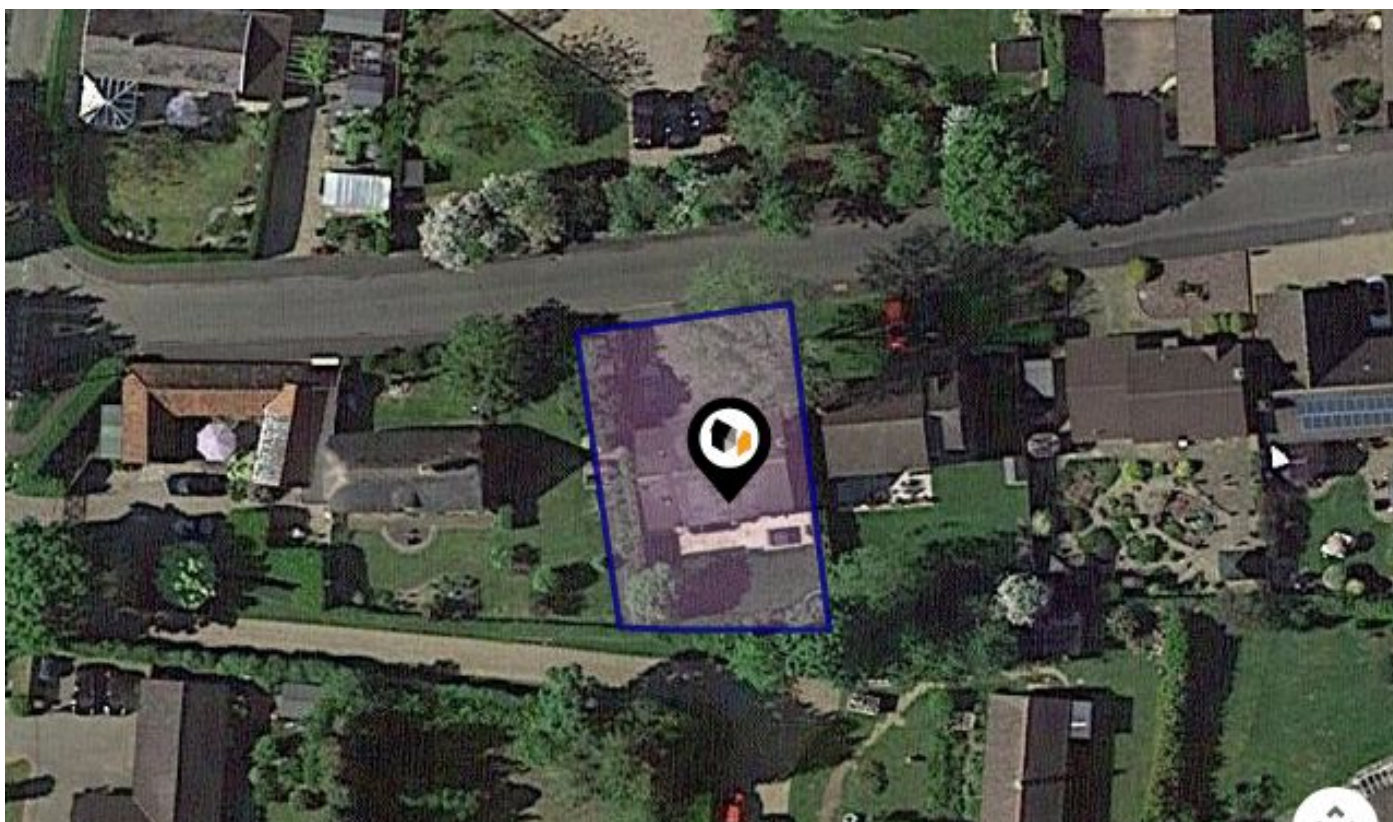


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06<sup>th</sup> May 2025



**THE POPLARS, FORNCETT ST. PETER, NORWICH, NR16**

## Whittle Parish | Long Stratton

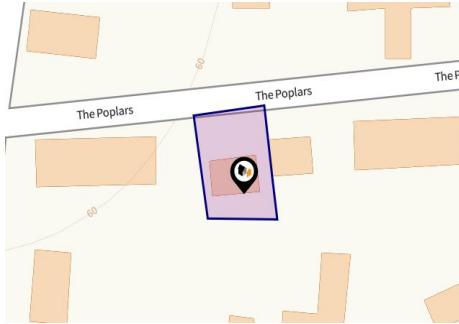
Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

liam@whittleparish.com

www.whittleparish.com






















## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.11 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,368		
Title Number:	NK228971		

## Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	3	32	1000
• Surface Water	Very low	mb/s	mb/s	mb/s
				

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

# Planning History

## This Address



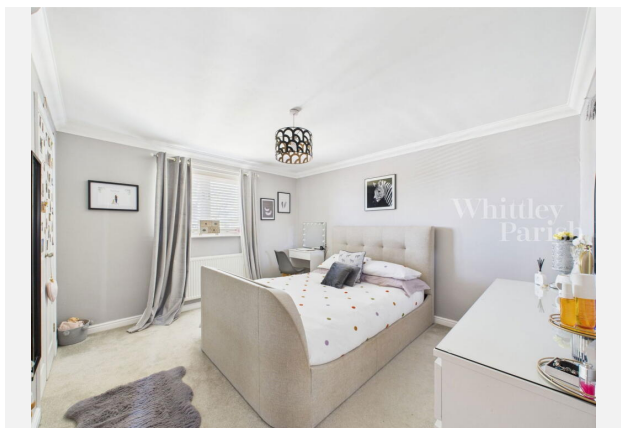
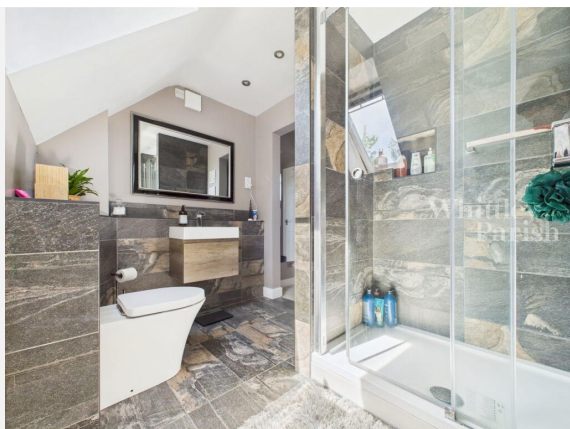
Planning records for: *The Poplars, Forncett St. Peter, Norwich, NR16*

Reference - 2025/0698	
Decision:	Pending Consideration
Date:	07th March 2025
Description:	London plane - Removal of large branch 10.5m

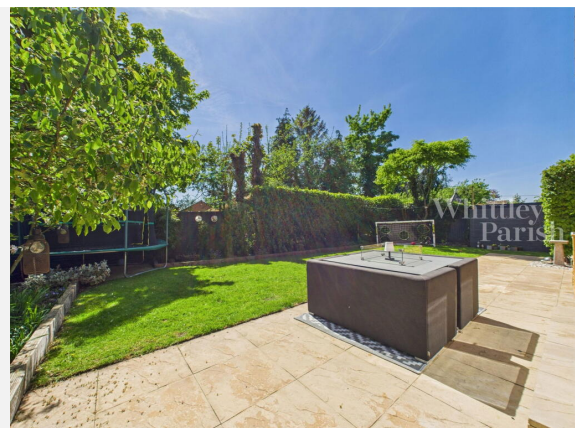
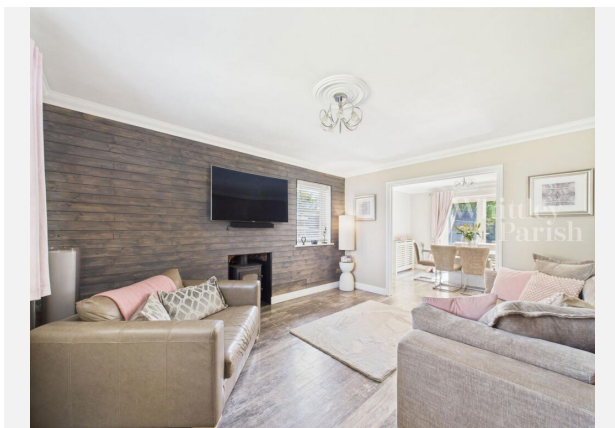
Reference - 2016/0317	
Decision:	Decided
Date:	09th February 2016
Description:	Fell London Plane Tree to front of property and replant with Apple or Ash Tree.

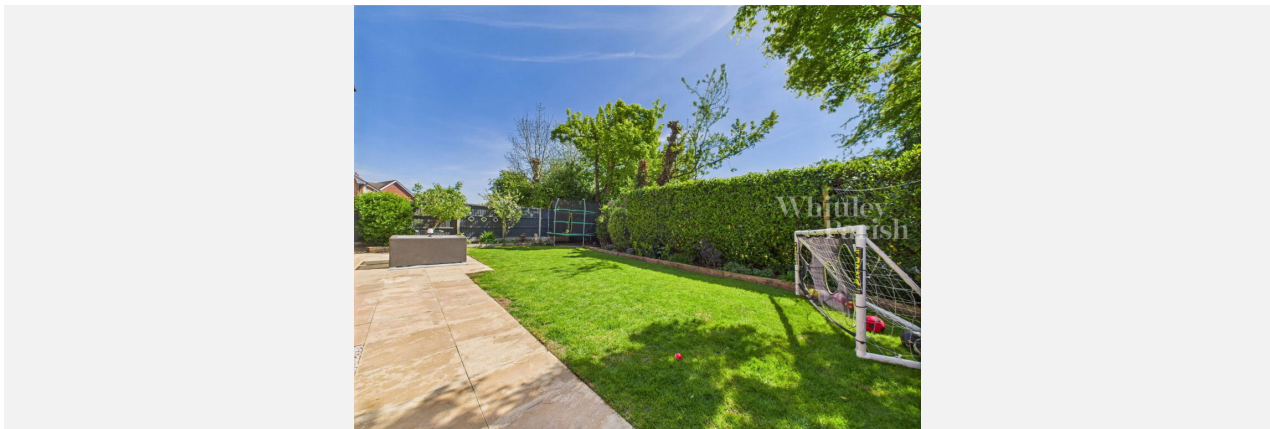
Reference - 2017/0374	
Decision:	Decided
Date:	07th March 2017
Description:	T1 - London Plane, reduction of tree to leave height at approx 8m and the spread at approx 3m to 4.5m. Removal of two lower branches currently restricting phone lines.











THE POPLARS, FORNCETT ST. PETER, NORWICH, NR16



THE POPLARS, FORNCETT ST. PETER, NORWICH, NR16





# THE POPLARS, FORNCETT ST. PETER, NORWICH, NR16





### 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.



/whittlebyparishmanagementltd



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# Whittley 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.



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