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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 27th June 2025



THE STREET, HEMPSTALL, NORWICH, NR15

Whittle Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

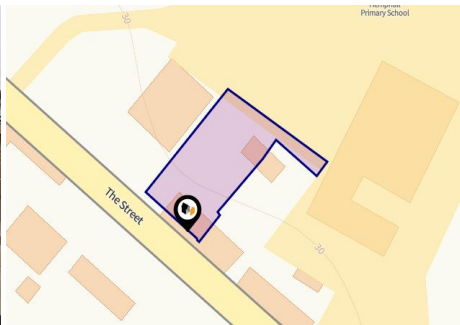
01508 531331

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,614 ft ² / 150 m ²		
Plot Area:	0.2 acres		
Council Tax :	Band E		
Annual Estimate:	£2,894		
Title Number:	NK313801		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	Hempnall	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	19	80	-
• Surface Water	Very low	mb/s	mb/s	mb/s
				

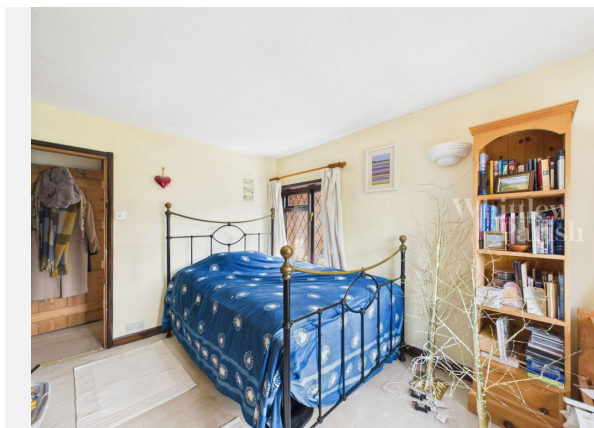
Mobile Coverage:	Satellite/Fibre TV Availability:					
(based on calls indoors)						
						
O ₂	EE	3	O ₂	BT	sky	Virgin media



Planning records for: *The Street, Hempnall, Norwich, NR15*

Reference - 2004/2202	
Decision:	Unknown
Date:	22nd September 2004
Description:	Remove Leylandii hedge & replace with Laurel hedge

Reference - 2016/2797	
Decision:	Decided
Date:	30th November 2016
Description:	T1 - Walnut, fell to ground level due to out grown area and growing into crown of beech. T2 - Beech, crown clean small crossing branches.





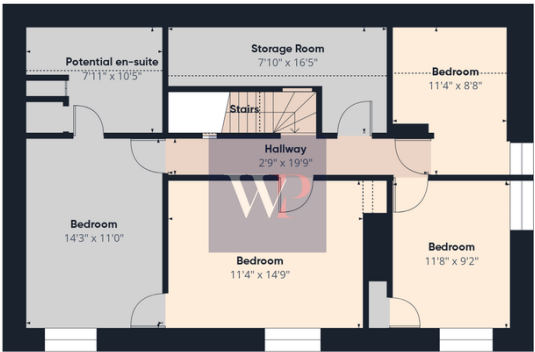




THE STREET, HEMPSTALL, NORWICH, NR15



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area[®]
2013 ft²
Reduced headroom
121 ft²

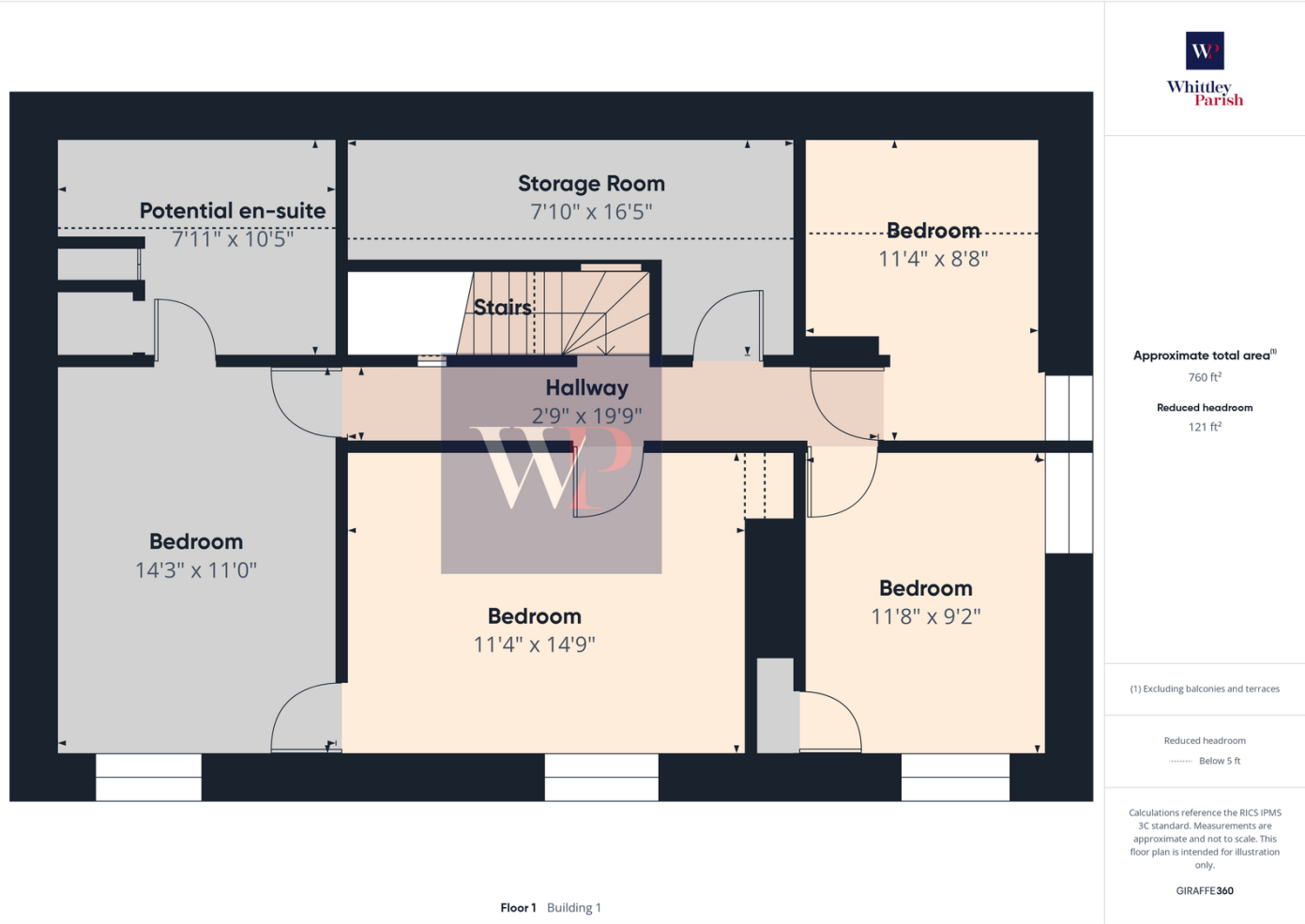
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

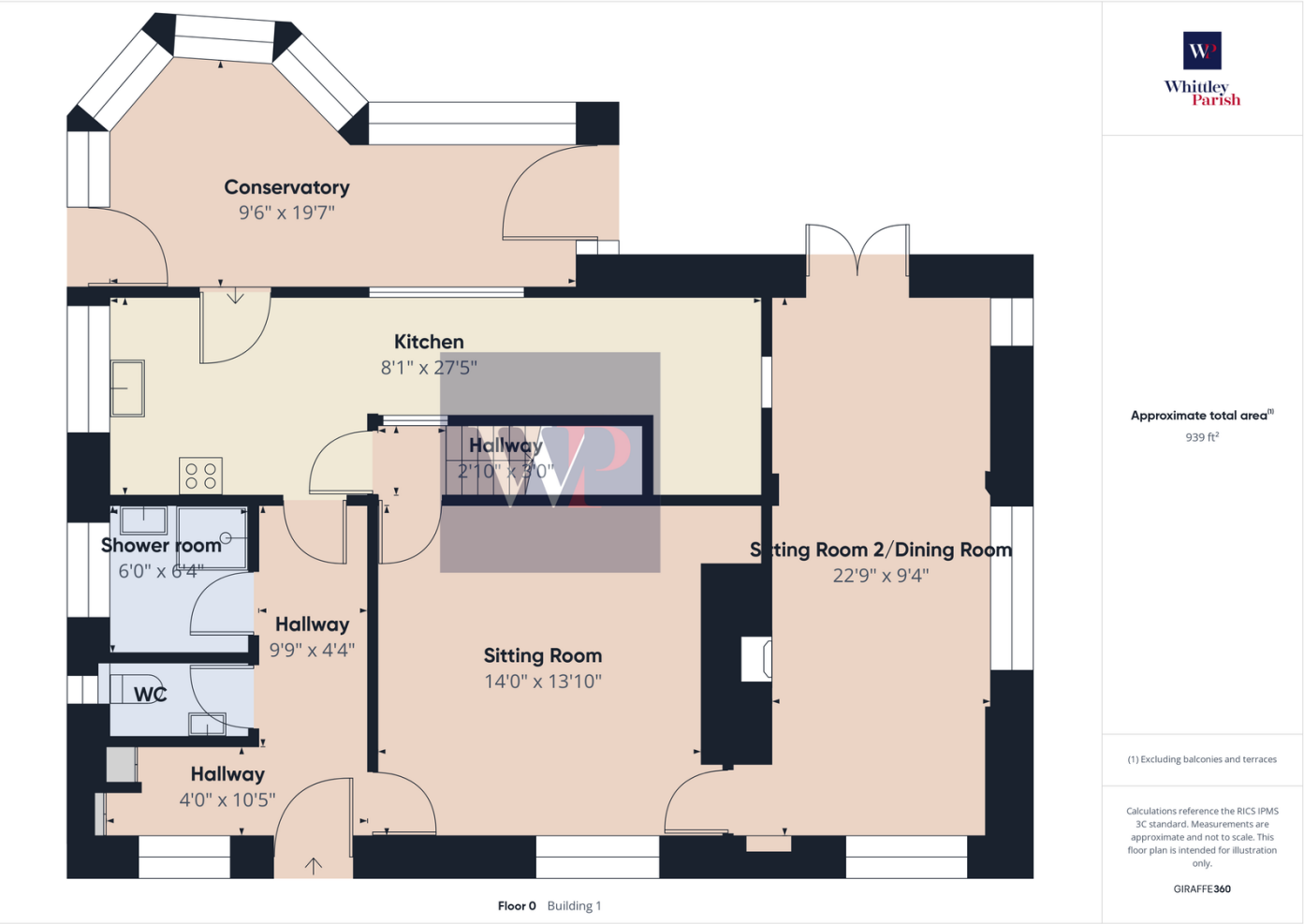
Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

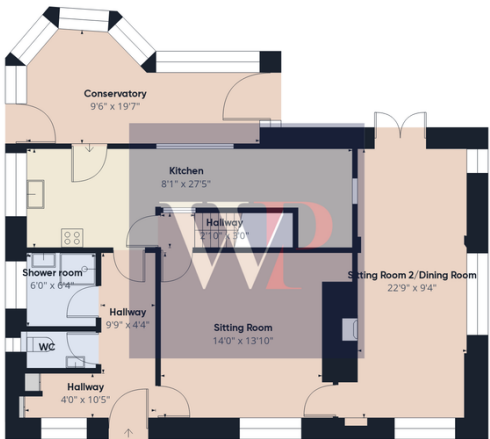
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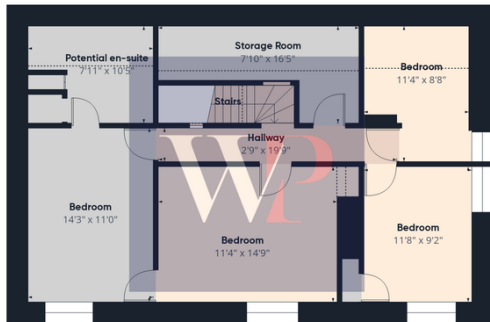
THE STREET, HEMPSTALL, NORWICH, NR15



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Floor 0 Building 1



Floor 1 Building 1



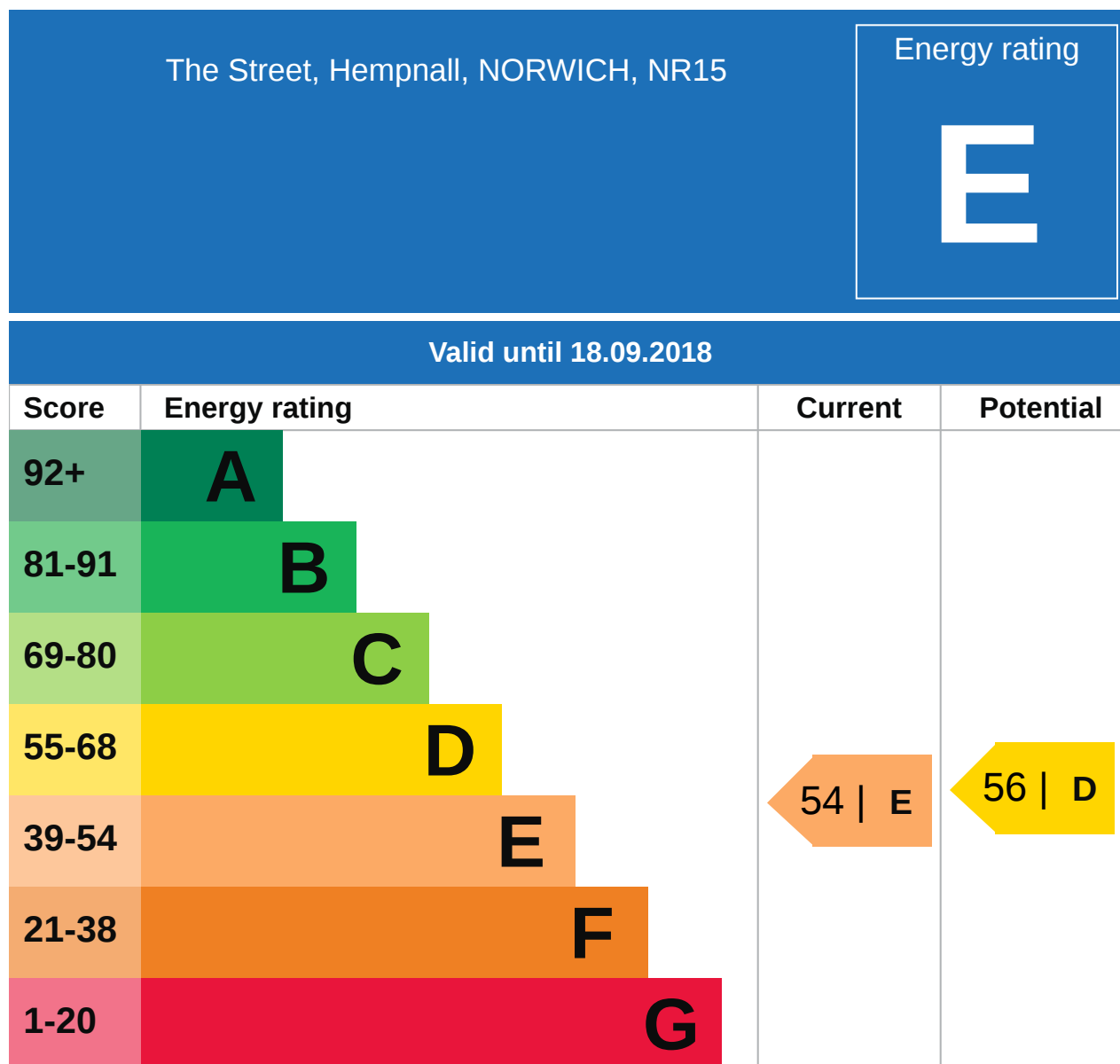
Approximate total area[®]
1699 ft²
Reduced headroom
121 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Additional EPC Data

Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, coal
Total Floor Area:	150 m ²



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.



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Whittley Parish | Long Stratton

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