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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th July 2025



WACTON ROAD, FORNCETT ST. PETER, NORWICH, NR16

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

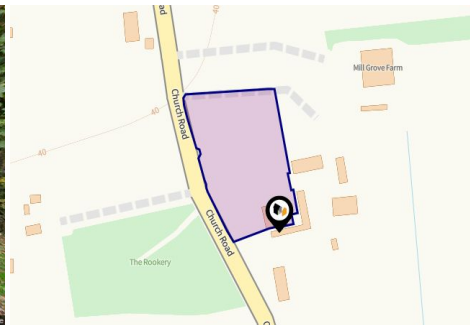
01508 531331

liam@whittleyparish.com

www.whittleyparish.com



Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	7		
Floor Area:	5,252 ft ² / 488 m ²		
Plot Area:	1.61 acres		
Year Built :	Before 1900		
Council Tax :	Band G		
Annual Estimate:	£3,946		
Title Number:	NK510361		

Local Area

Local Authority:	South norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

24 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Planning records for: *Wacton Road, Forncett St. Peter, Norwich, NR16*

Reference - 2019/1205
Decision: Decided
Date: 06th June 2019
Description: Discharge of conditions 4 - Detailed drawings, 5 - boundary treatment of planning permission 2018/1844
Reference - 2018/1844
Decision: Decided
Date: 20th August 2018
Description: Conversion of former agricultural building to residential dwelling, with single storey extension and ancillary car parking.
Reference - 2016/0557
Decision: Decided
Date: 14th March 2016
Description: Variation of condition 2 of planning consent 2011/1136 (conversion of stables to dwelling) - alterations to windows and proposed porch extension
Reference - 2017/2832
Decision: Withdrawn
Date: 20th December 2017
Description: Demolition of existing outbuildings and erection of single new dwelling. New car ports/garages.

Planning History

This Address



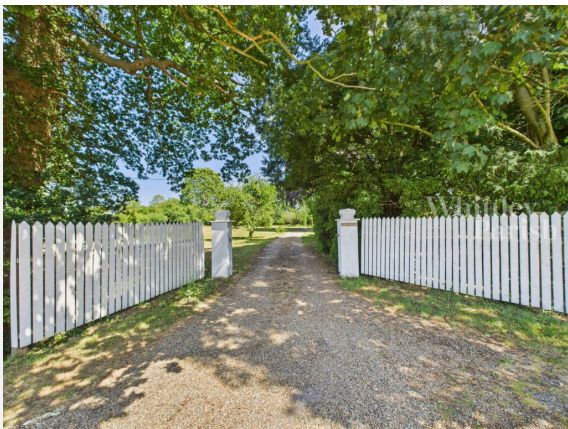
Planning records for: *Wacton Road, Forncett St. Peter, Norwich, NR16*

Reference - 2019/1999
Decision: Decided
Date: 04th October 2019
Description: Variation of condition 11 of 2018/1844 - Amend water consumption allowance from 105 litres to 114.1 litres per person per day

Reference - 1999/1742
Decision: Decided
Date: 13th December 1999
Description: Conversion of second floor to residential flat related to existing commercial premises on ground and first floor of mill building

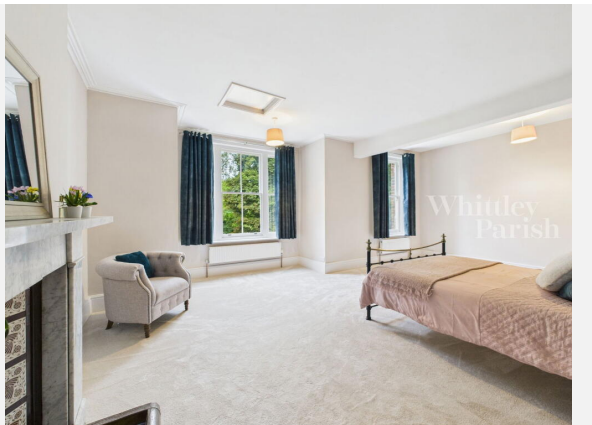
Reference - 2017/0775
Decision: Decided
Date: 10th April 2017
Description: New pitched roof over existing garage

Gallery Photos



Gallery Photos

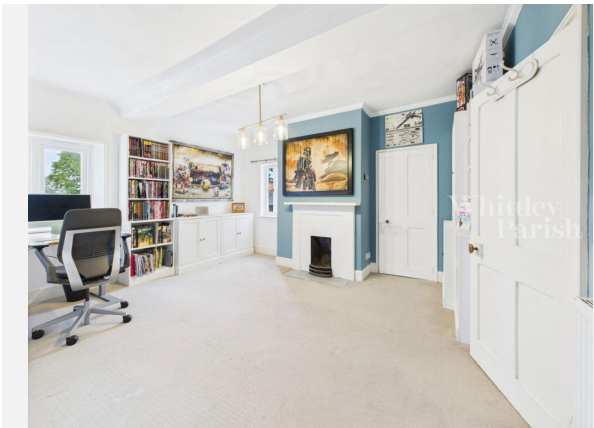


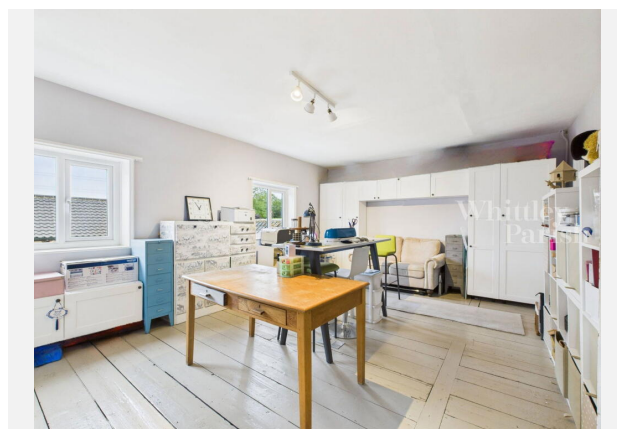


Gallery Photos









WACTON ROAD, FORNCETT ST. PETER, NORWICH, NR16





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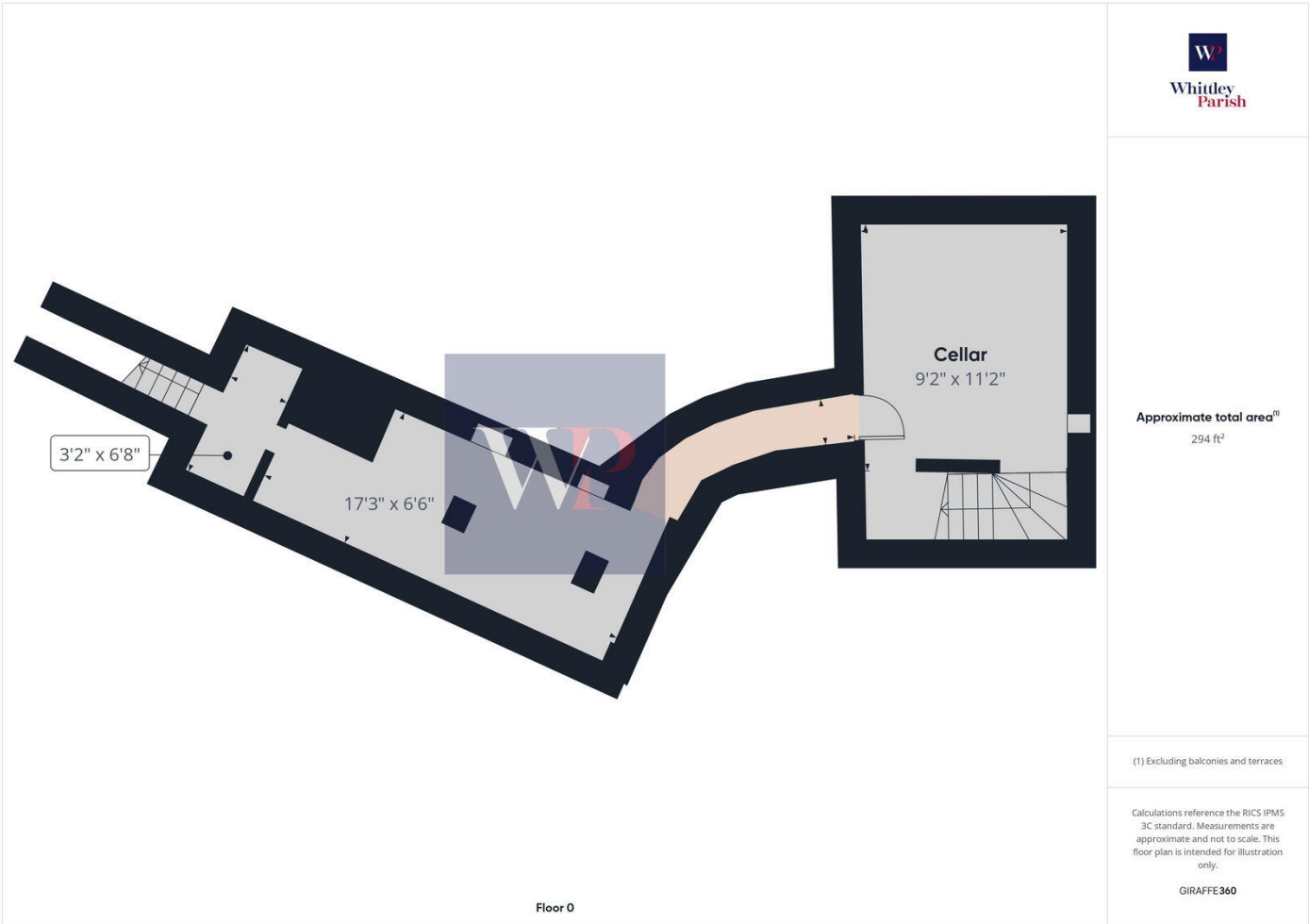




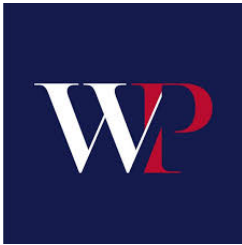
WACTON ROAD, FORNCETT ST. PETER, NORWICH, NR16



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Property
EPC - Certificate



Wacton Road, Forncett St. Peter, NR16

Energy rating

E

Valid until 09.02.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	488 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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