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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
Thursday 25th June 2026



**PATRICK ROAD, LONG STRATTON, NORWICH, NR15**

## Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,076 ft <sup>2</sup> / 100 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,207		
<b>Title Number:</b>	NK71779		

## Local Area

<b>Local Authority:</b>	Norfolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



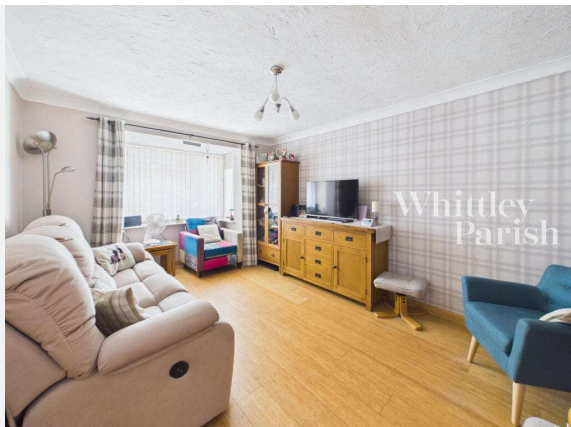
# Planning History

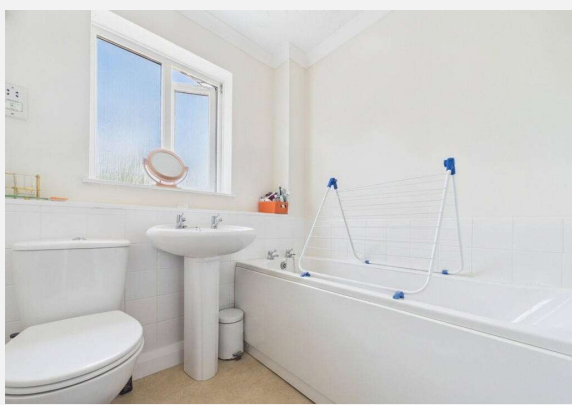
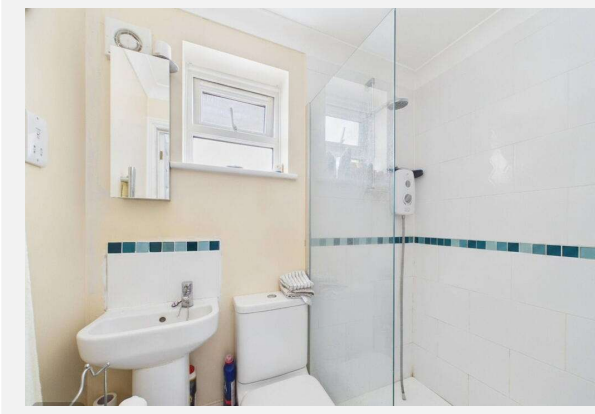
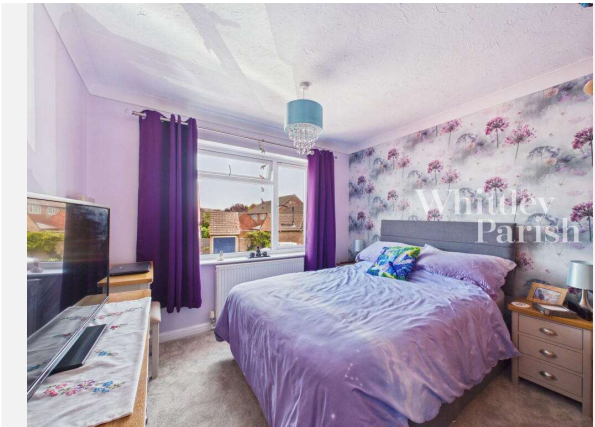
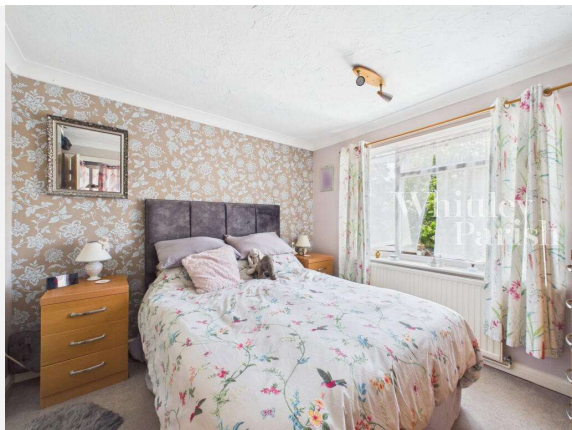
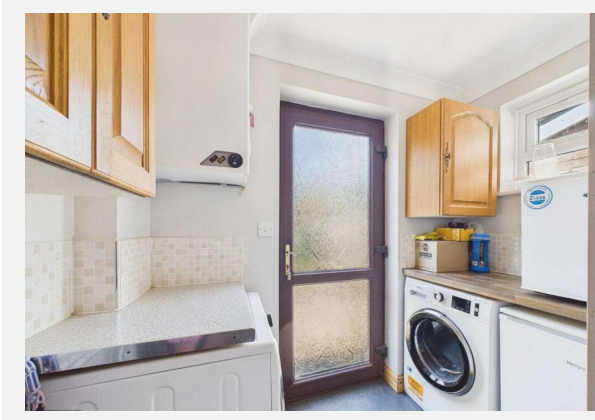
## This Address



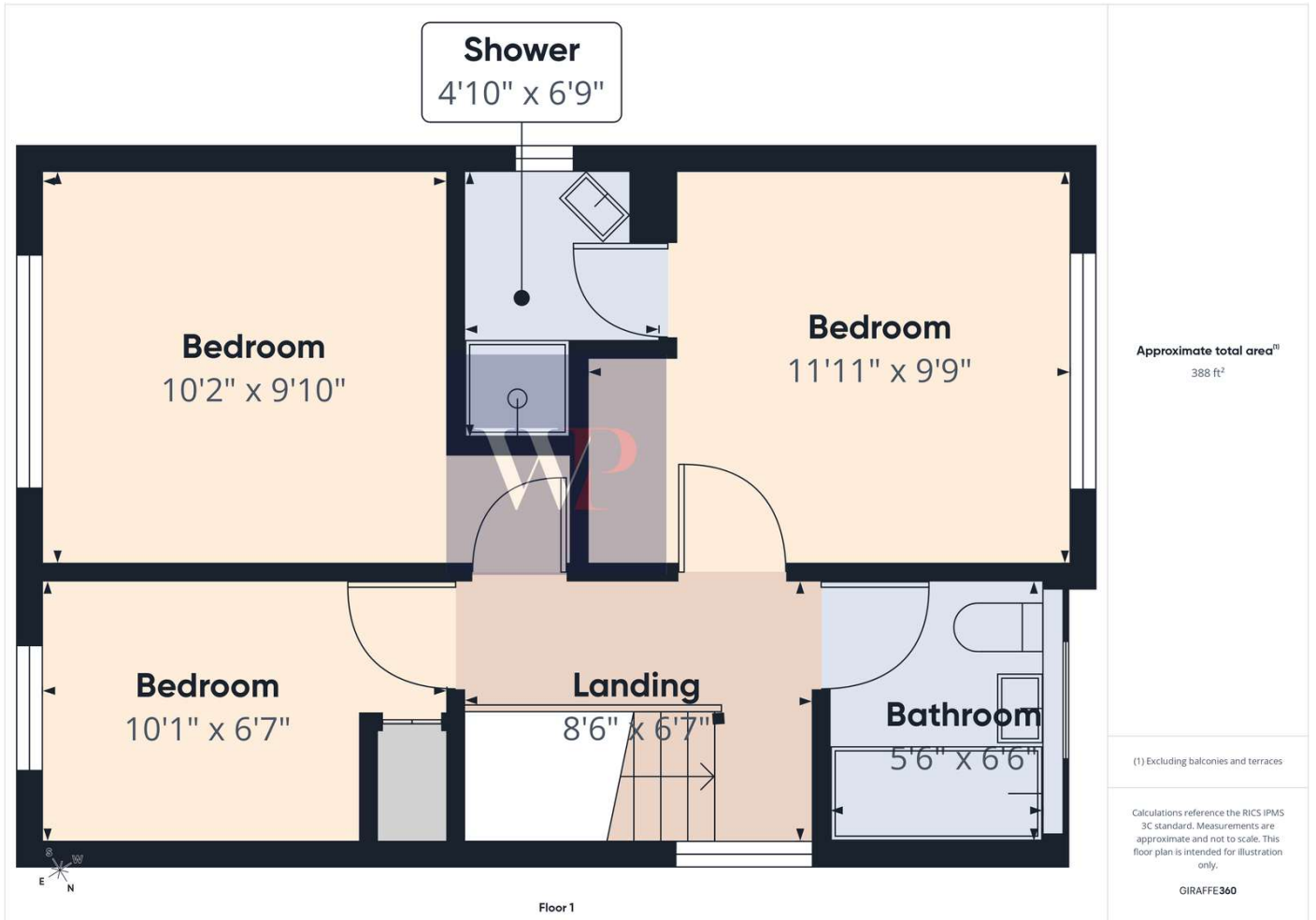
Planning records for: *Patrick Road, Long Stratton, Norwich, NR15*

Reference - 2000/1407	
<b>Decision:</b>	Decided
<b>Date:</b>	29th August 2000
<b>Description:</b>	Erection of single storey extension to dwelling





**PATRICK ROAD, LONG STRATTON, NORWICH, NR15**





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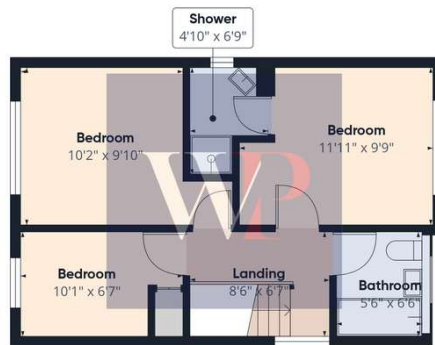


**PATRICK ROAD, LONG STRATTON, NORWICH, NR15**



Floor 0

Approximate total area<sup>(1)</sup>  
1117 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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

GIRAFFE360



Long Stratton, NR15

Energy rating

**C**

Valid until 21.05.2036

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>	77   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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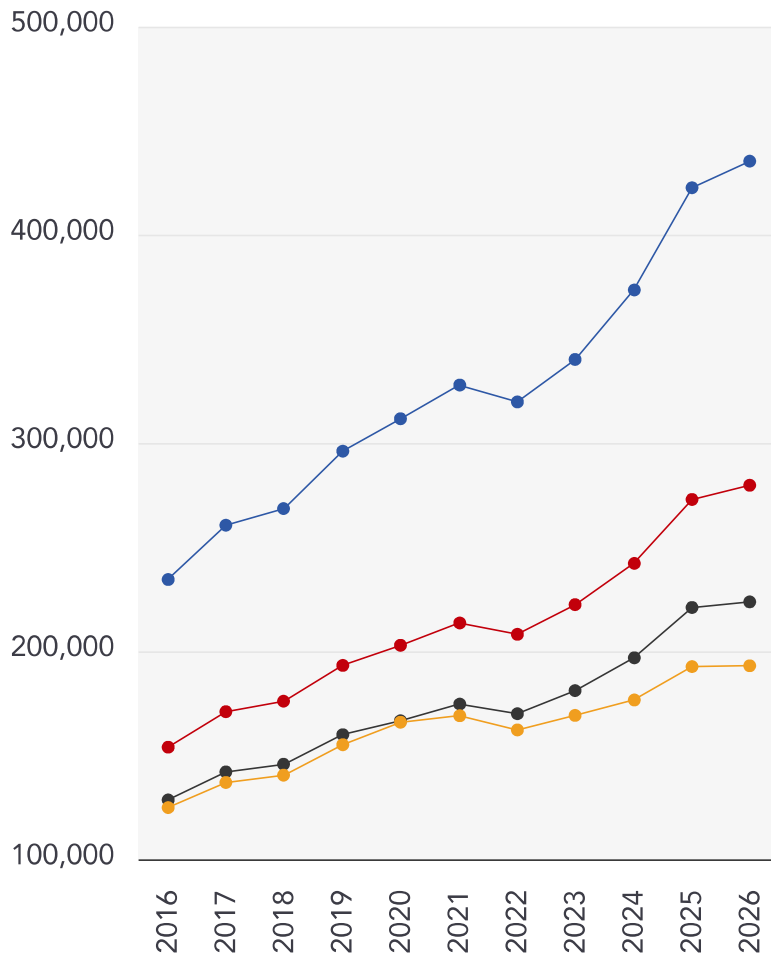
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	100 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in NR15



Detached

**+85.73%**

Semi-Detached

**+81.75%**

Terraced

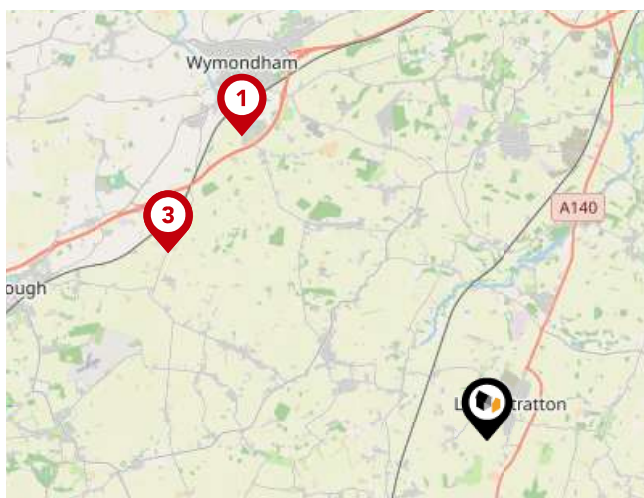
**+74.03%**

Flat

**+54.55%**

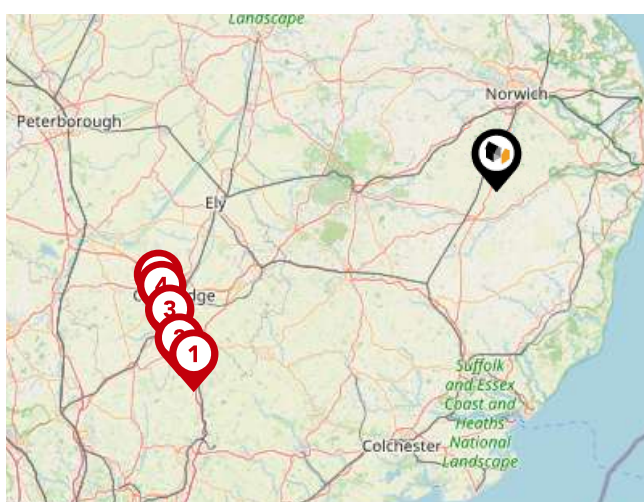
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Wymondham Rail Station	7.04 miles
2	Spooner Row Rail Station	6.66 miles
3	Spooner Row Rail Station	6.67 miles

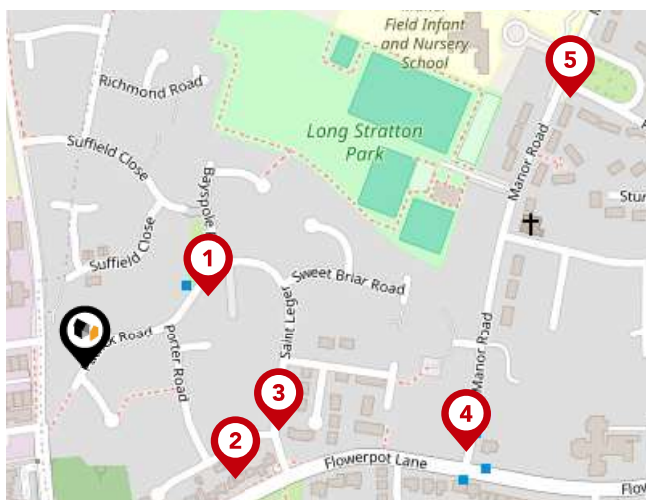


### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	52.7 miles
2	M11 J10	53.15 miles
3	M11 J11	52.42 miles
4	M11 J13	51.96 miles
5	M11 J14	51.83 miles

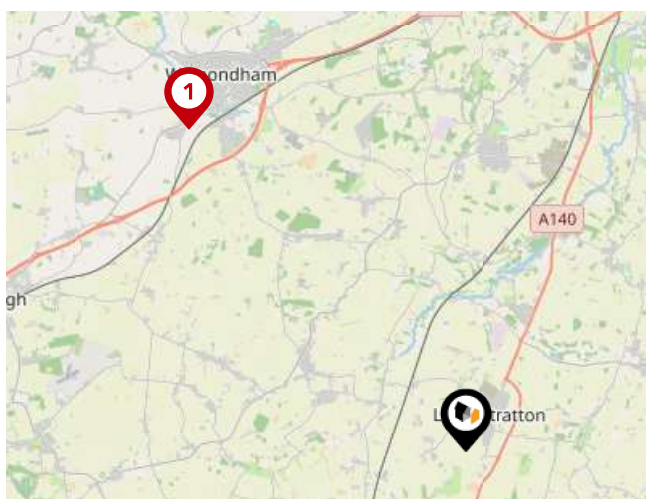
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Poter Road	0.08 miles
2	Spinney Close	0.11 miles
3	St Leger	0.11 miles
4	Bus Shelter	0.22 miles
5	Primary School	0.31 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	7.67 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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