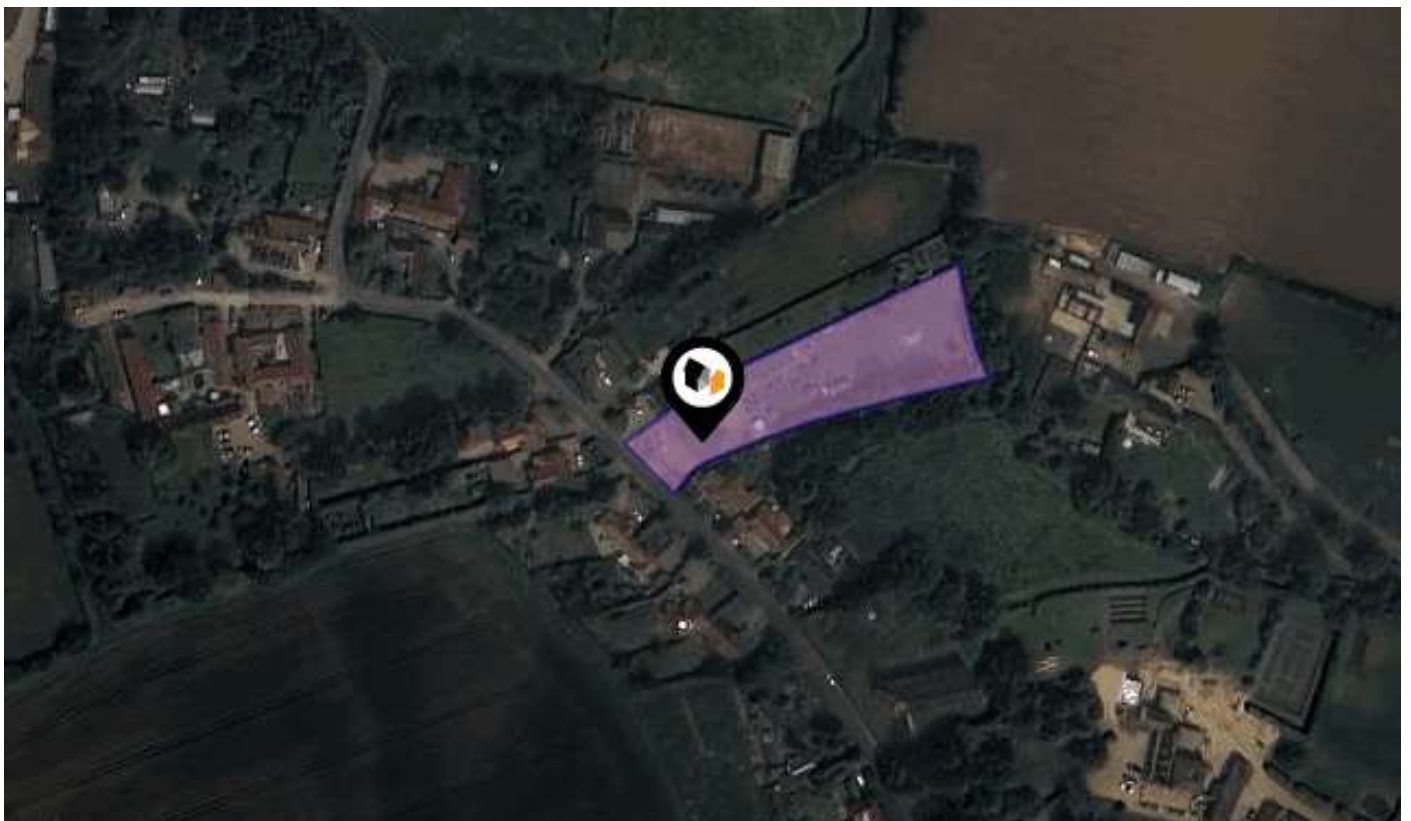




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 05th March 2026



CHURCH ROAD, WACTON, NORWICH, NR15

Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

01508 531331

rachel@whittleyparish.com

www.whittleyparish.com



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	2,023 ft ² / 187 m ²		
Plot Area:	0.83 acres		
Council Tax :	Band D		
Annual Estimate:	£2,368		
Title Number:	NK316143		

Local Area

Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	75 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

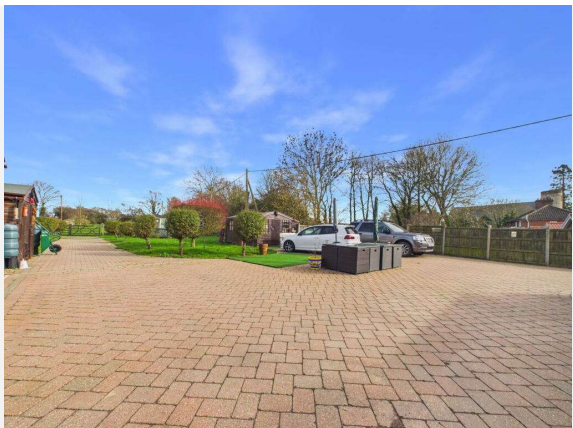
This Address

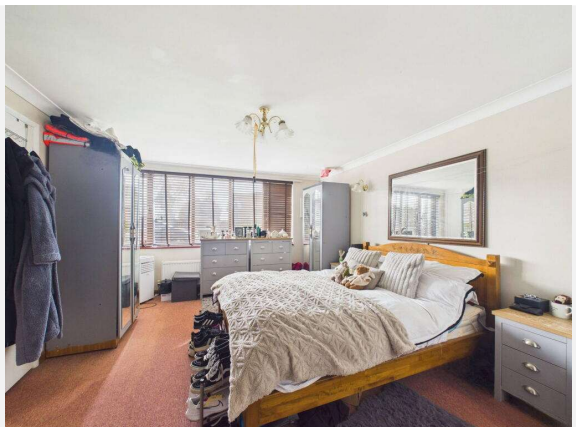
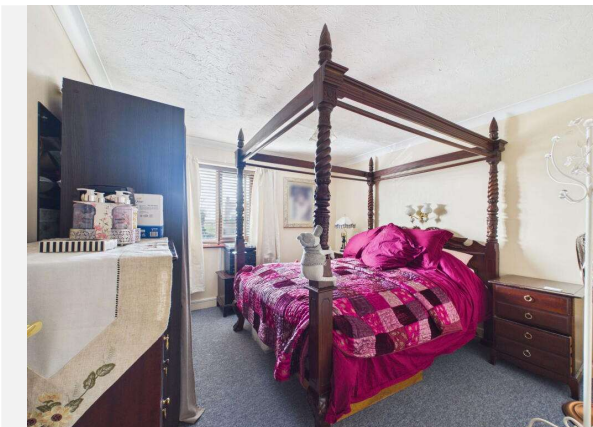
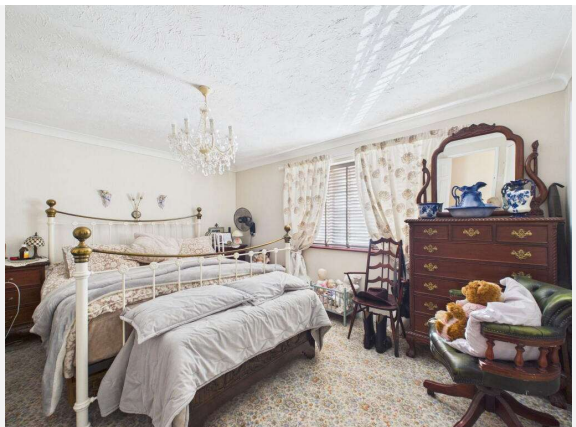
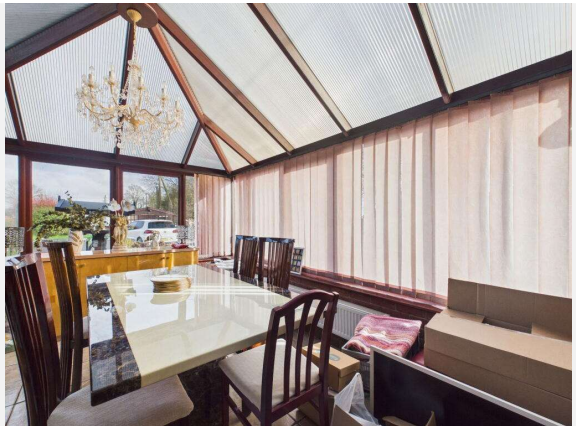


Planning records for: *Church Road, Wacton, Norwich, NR15*

Reference - 2012/1583	
Decision:	Decided
Date:	30th August 2012
Description:	Single storey rear extension

Reference - 2012/1014	
Decision:	Decided
Date:	31st May 2012
Description:	Proposed erection of one dwelling house with single garage and proposed new double garage to serve existing dwelling. Each property to have own individual access drives.





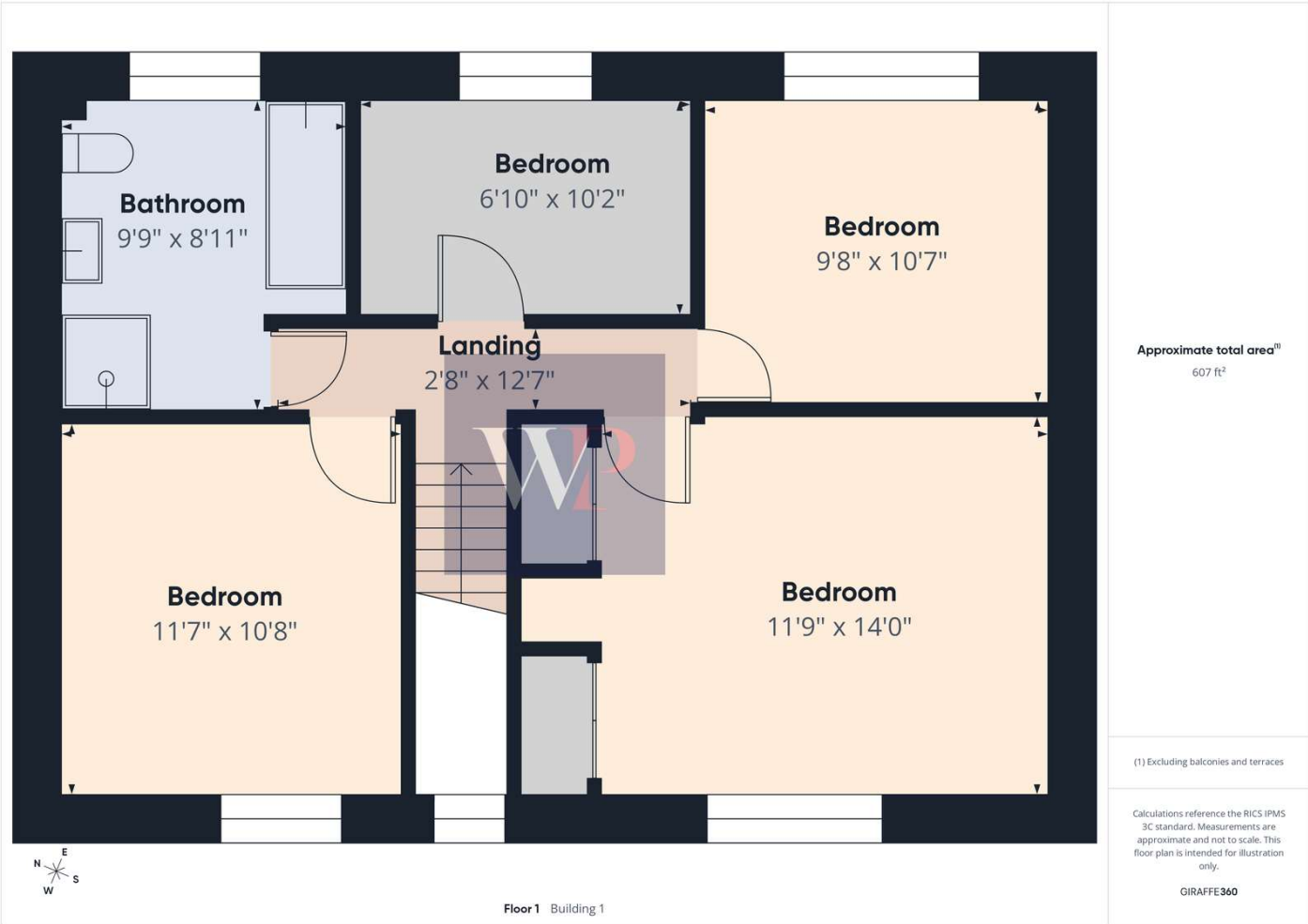


CHURCH ROAD, WACTON, NORWICH, NR15

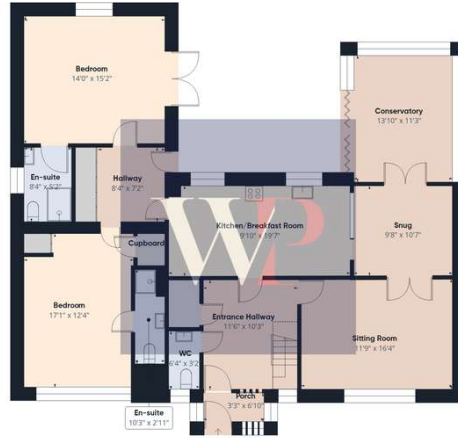




CHURCH ROAD, WACTON, NORWICH, NR15



CHURCH ROAD, WACTON, NORWICH, NR15



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
2023 ft²

Reduced headroom
11 ft²

(1) Excluding balconies and terraces

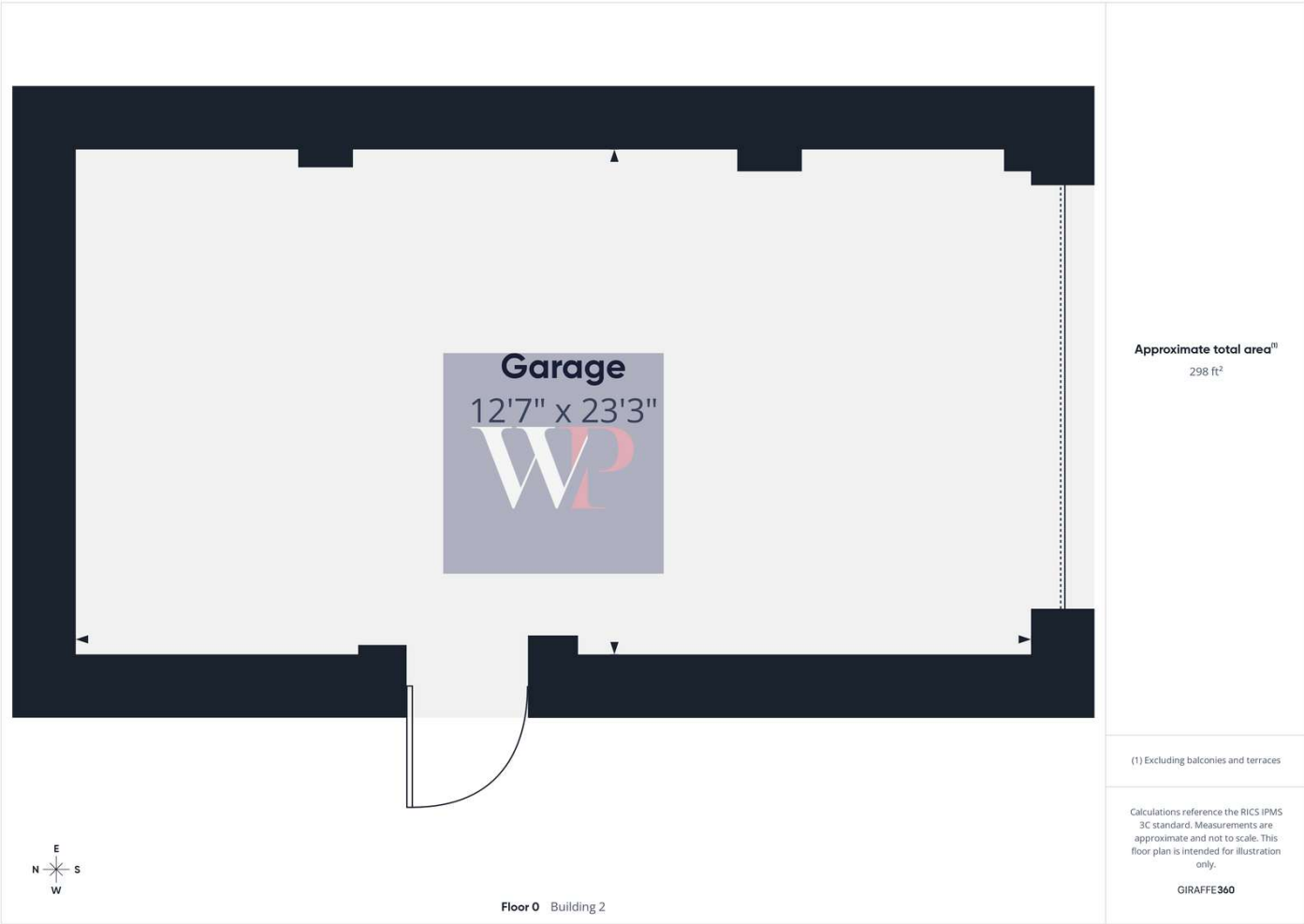
Reduced headroom
..... Below 5 ft

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

GIRAFFE360



CHURCH ROAD, WACTON, NORWICH, NR15





Wacton, NORWICH, NR15

Energy rating

D

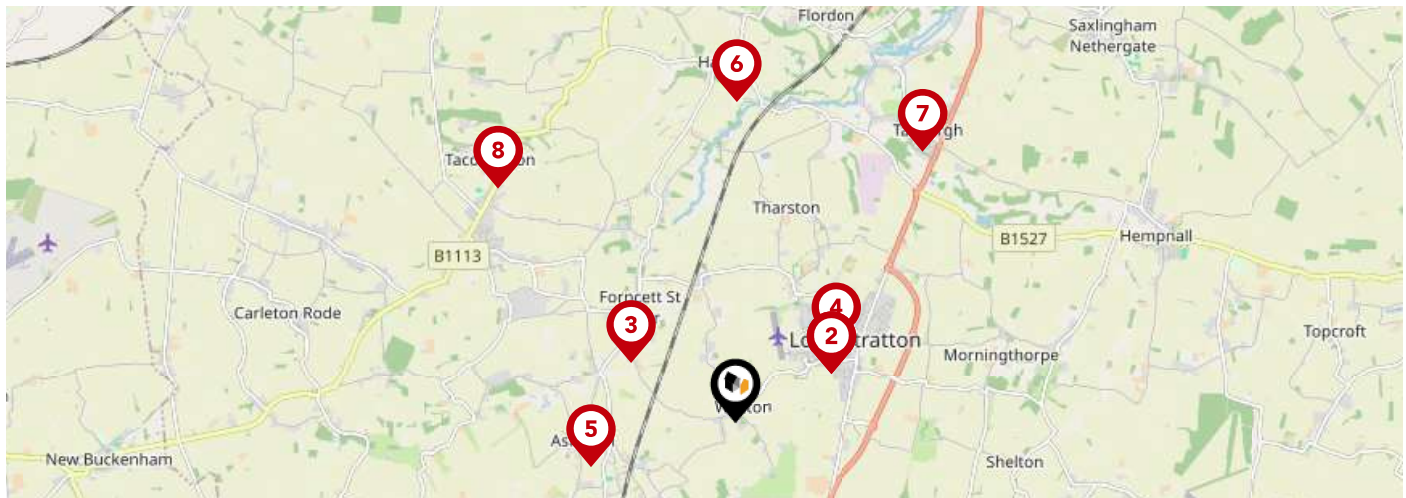
Valid until 03.03.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

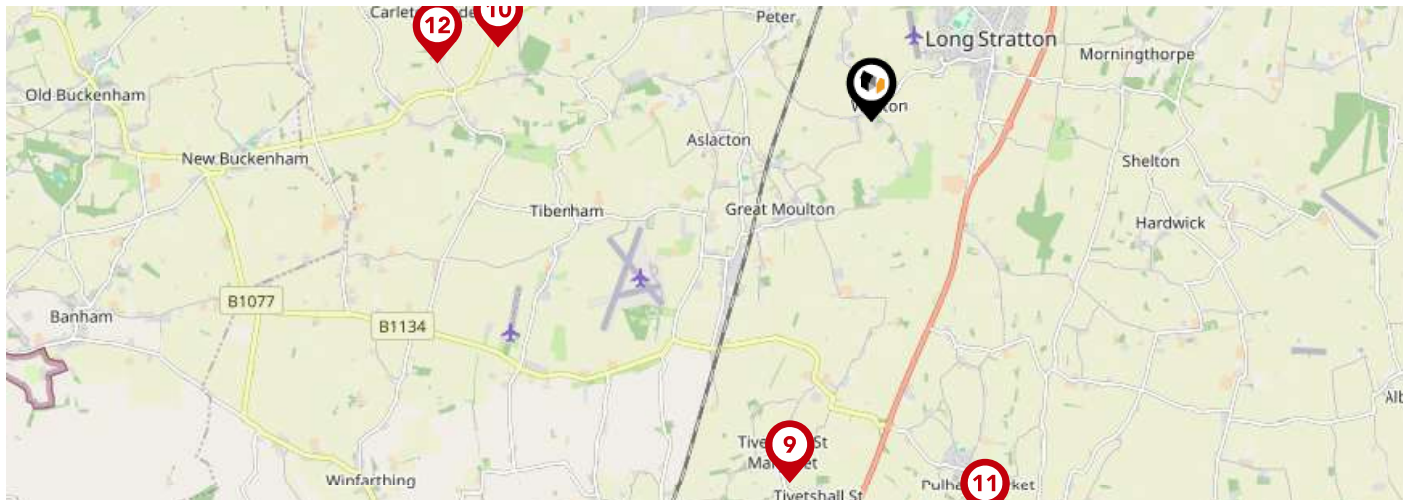










Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	185 m ²



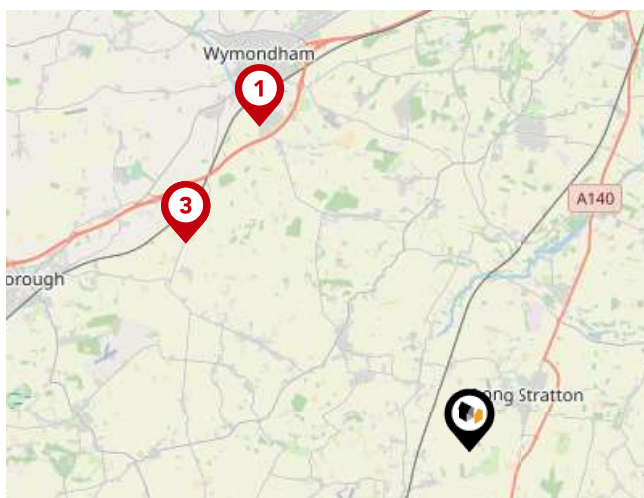
	Nursery	Primary	Secondary	College	Private
<p>1 Manor Field Infant and Nursery School</p> <p>Ofsted Rating: Good Pupils: 131 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Long Stratton High School</p> <p>Ofsted Rating: Good Pupils: 694 Distance:0.97</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Forncett St Peter Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 93 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Mary's Church of England Junior Academy</p> <p>Ofsted Rating: Requires improvement Pupils: 176 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Aslacton Primary School</p> <p>Ofsted Rating: Good Pupils: 75 Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Hapton Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 24 Distance:2.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Preston Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 125 Distance:2.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Tacolneston Church of England Primary Academy</p> <p>Ofsted Rating: Good Pupils: 90 Distance:3.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hempnall Primary School Ofsted Rating: Good Pupils: 148 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Saxlingham Nethergate CofE VC Primary School Ofsted Rating: Good Pupils: 63 Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Newton Flotman Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 102 Distance:4.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

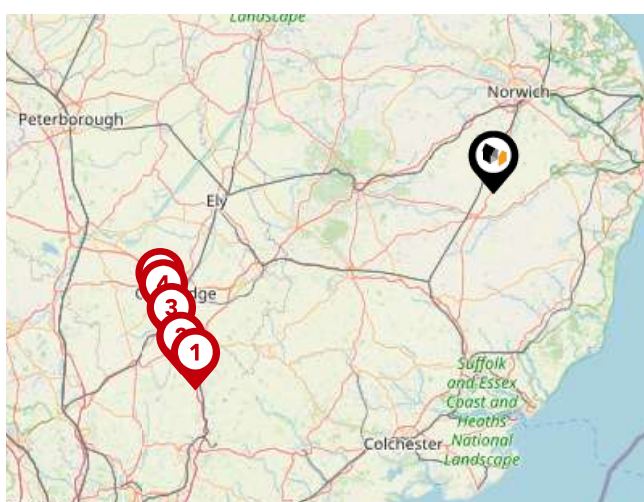
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Wymondham Rail Station	6.96 miles
2	Spooner Row Rail Station	6.32 miles
3	Spooner Row Rail Station	6.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	51.96 miles
2	M11 J10	52.41 miles
3	M11 J11	51.68 miles
4	M11 J13	51.22 miles
5	M11 J14	51.1 miles

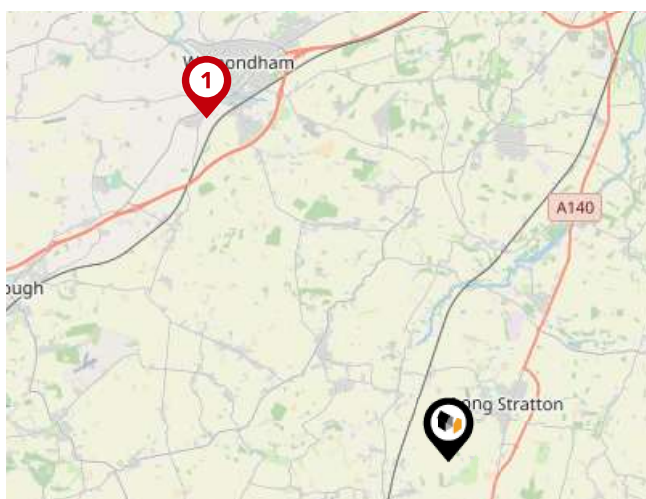
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.17 miles
2	Bus Shelter	0.17 miles
3	Wash Lane	0.27 miles
4	Spinney Close	0.79 miles
5	Poter Road	0.82 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	7.56 miles



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 Whitley 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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