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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th July 2026



UPGATE, THARSTON, NORWICH, NR15

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

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www.whittleyparish.com



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aprift
Know any property instantly

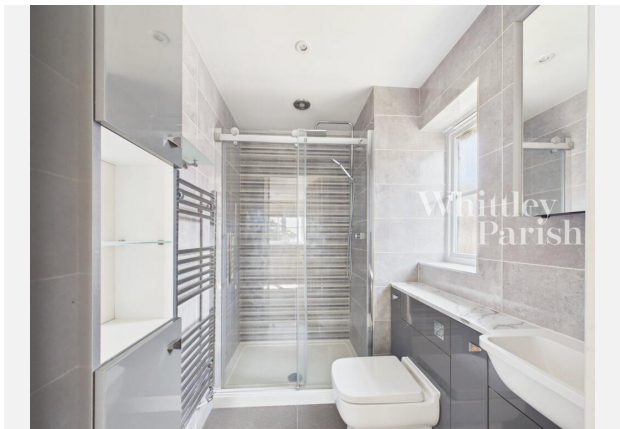


Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,256 ft ² / 116 m ²		
Plot Area:	0.08 acres		
Year Built :	2002		
Council Tax :	Band E		
Annual Estimate:	£3,035		
Title Number:	NK282148		

Local Area

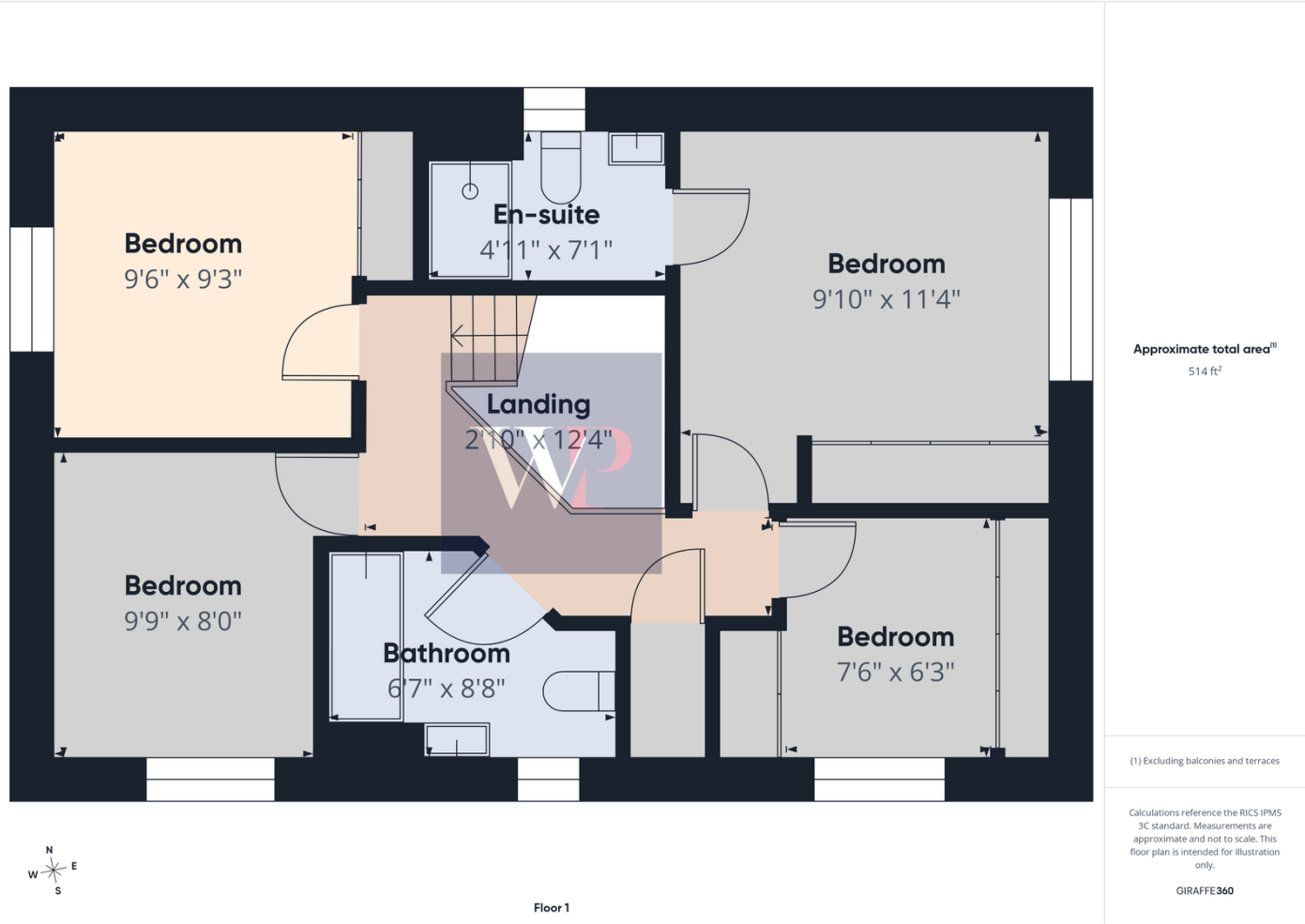
Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	12	76	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O ₂	sky
				







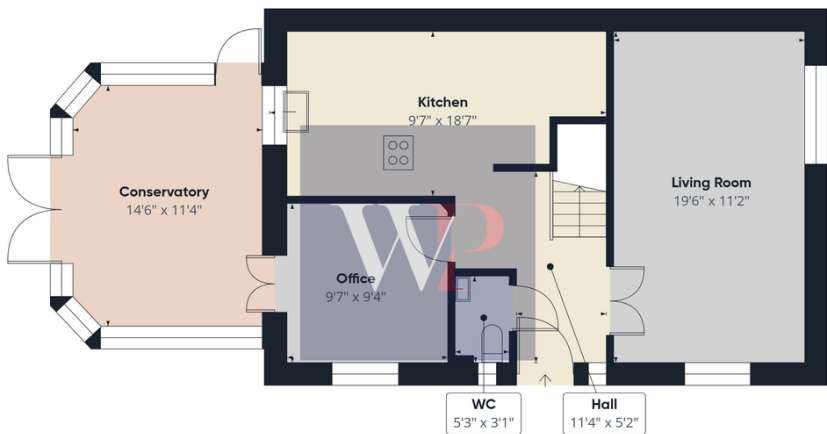
UPGATE, THARSTON, NORWICH, NR15



UPGATE, THARSTON, NORWICH, NR15

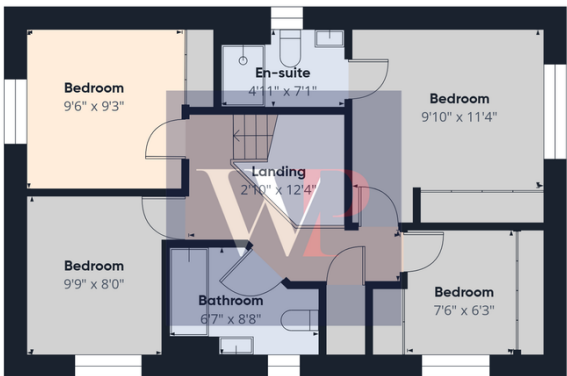


UPGATE, THARSTON, NORWICH, NR15



Floor 0

Approximate total area^m
1256 ft²

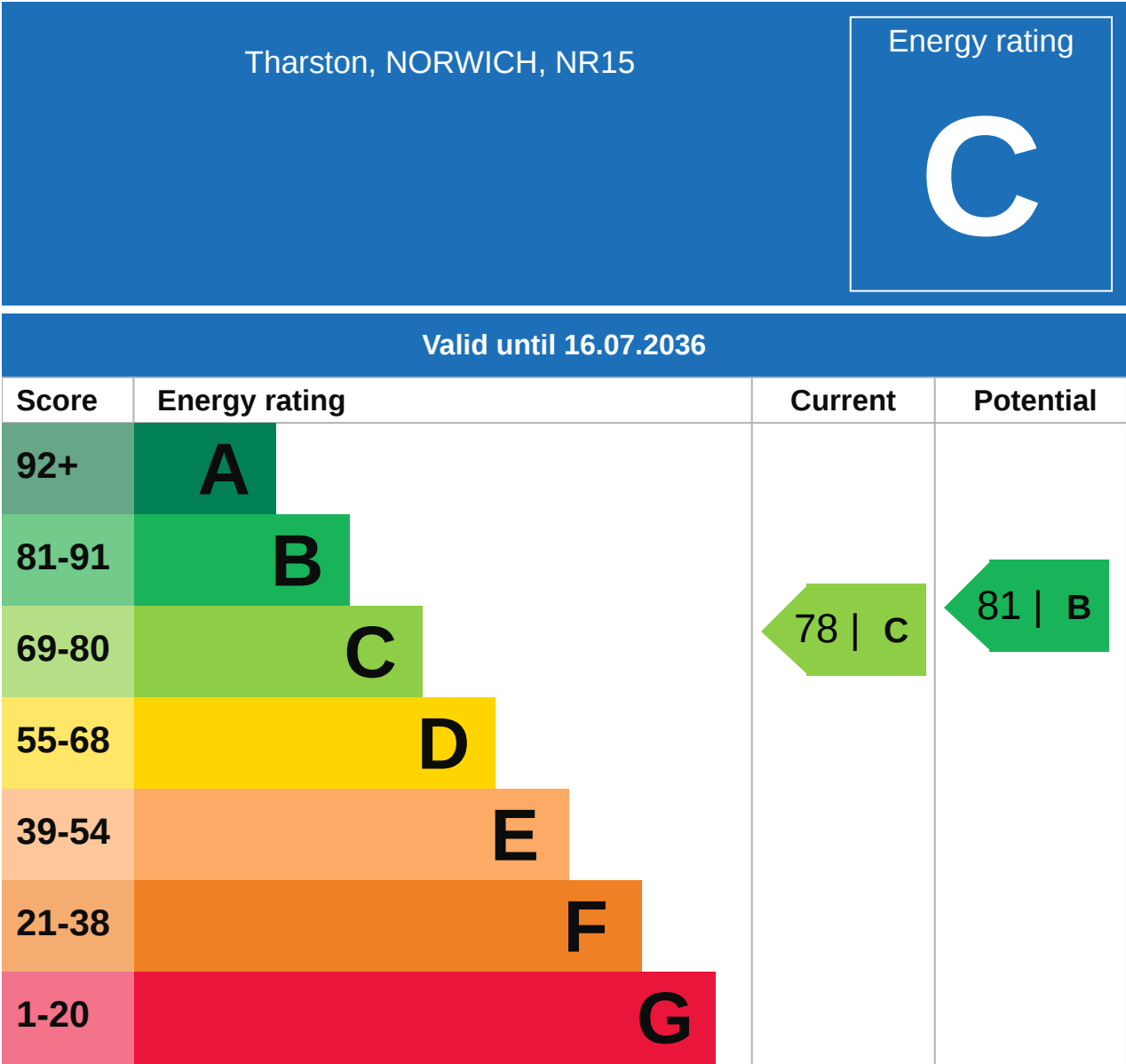


Floor 1

(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

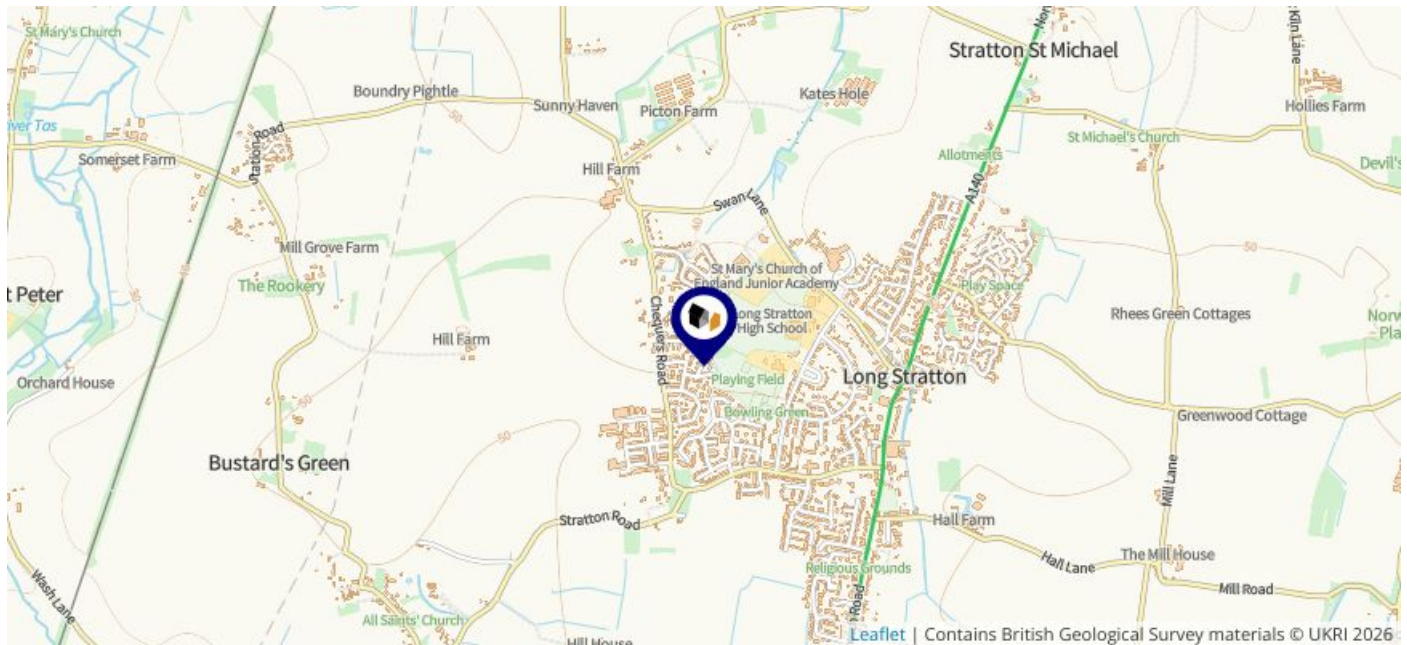




Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
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:	Average
Floors:	Suspended, limited insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	112 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

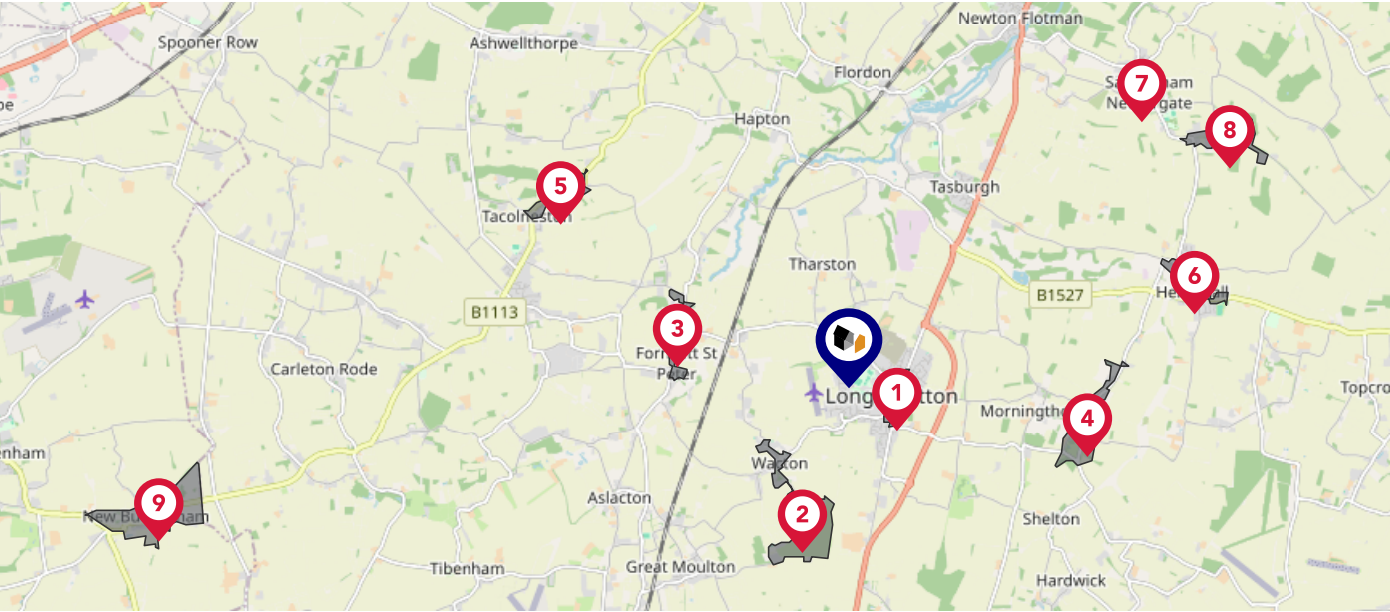
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

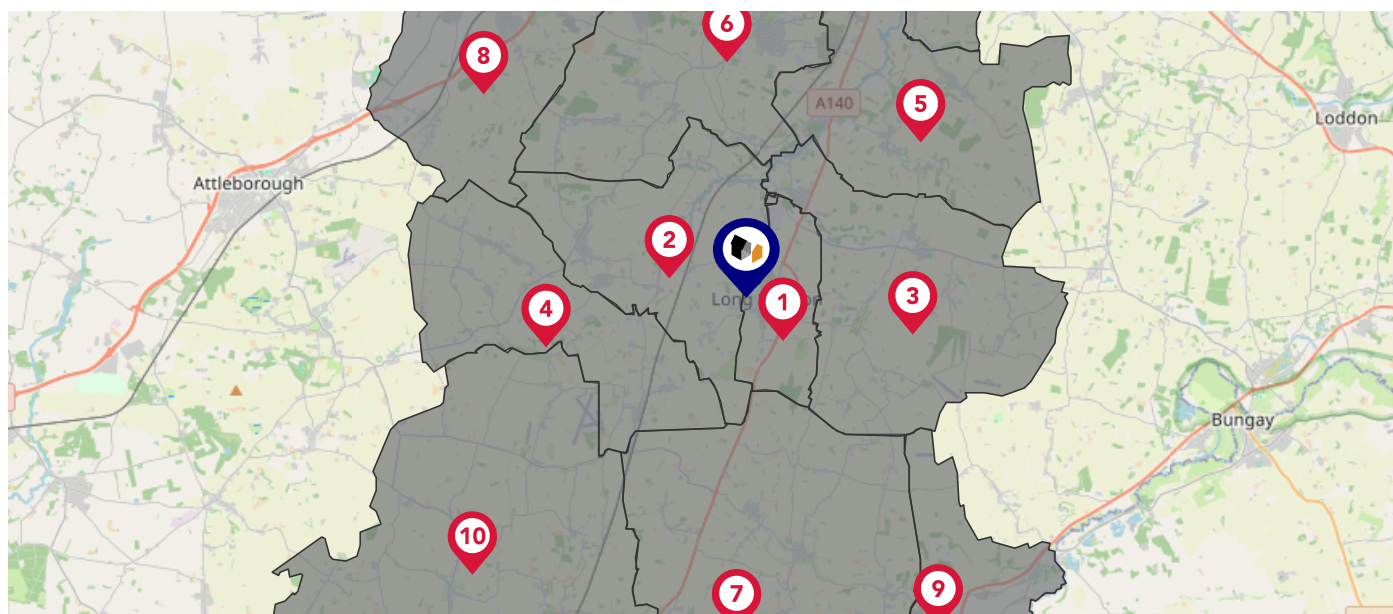


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Long Stratton
2	Wacton
3	Fornsett
4	Fritton
5	Tacolneston
6	Hempnall
7	Saxlingham Nethergate
8	Saxlingham Green
9	New Buckenham

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Stratton Ward



Fornsett Ward



Hempnall Ward



Bunwell Ward



Newton Flotman Ward



Mulbarton & Stoke Holy Cross Ward



Beck Vale, Dickleburgh & Scole Ward



South Wymondham Ward

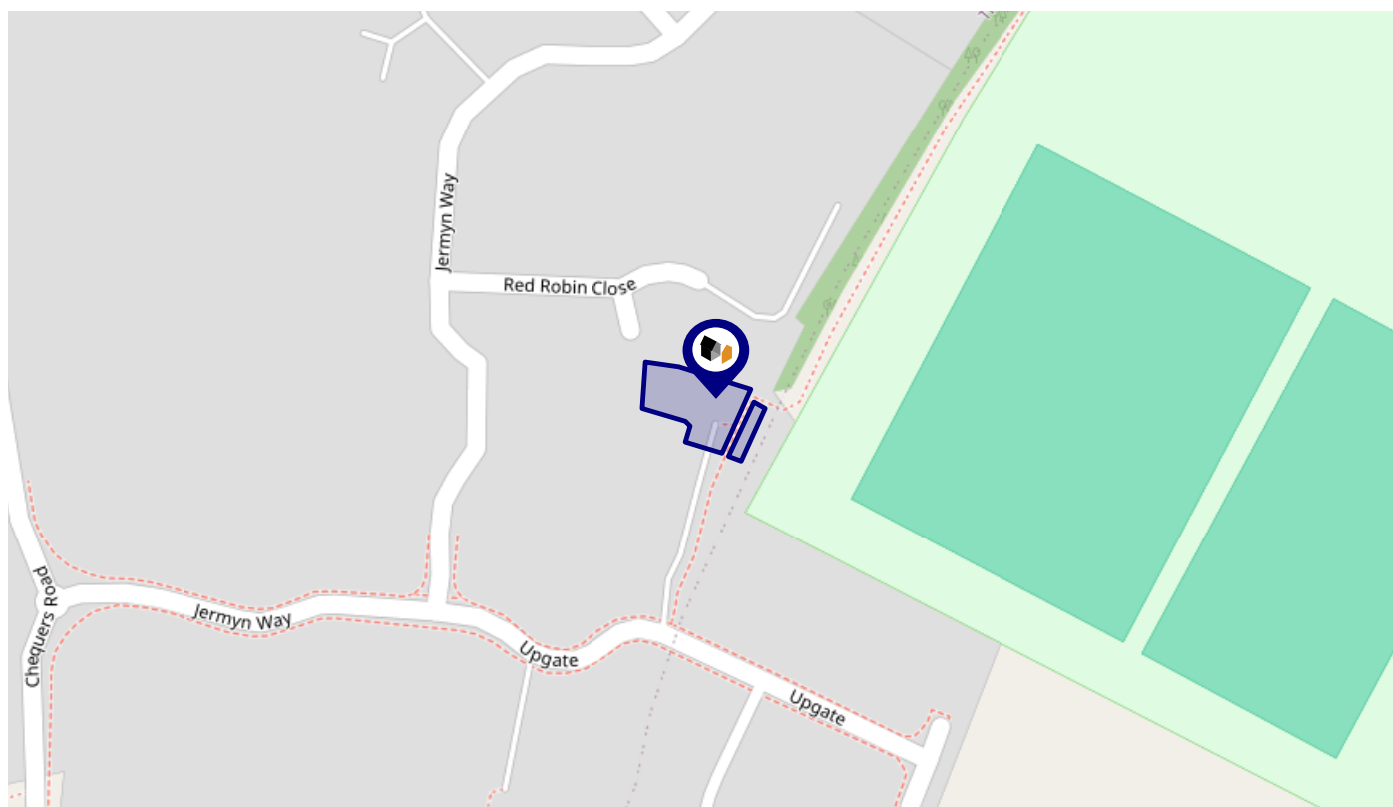


Harleston Ward



Bressingham & Burston Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

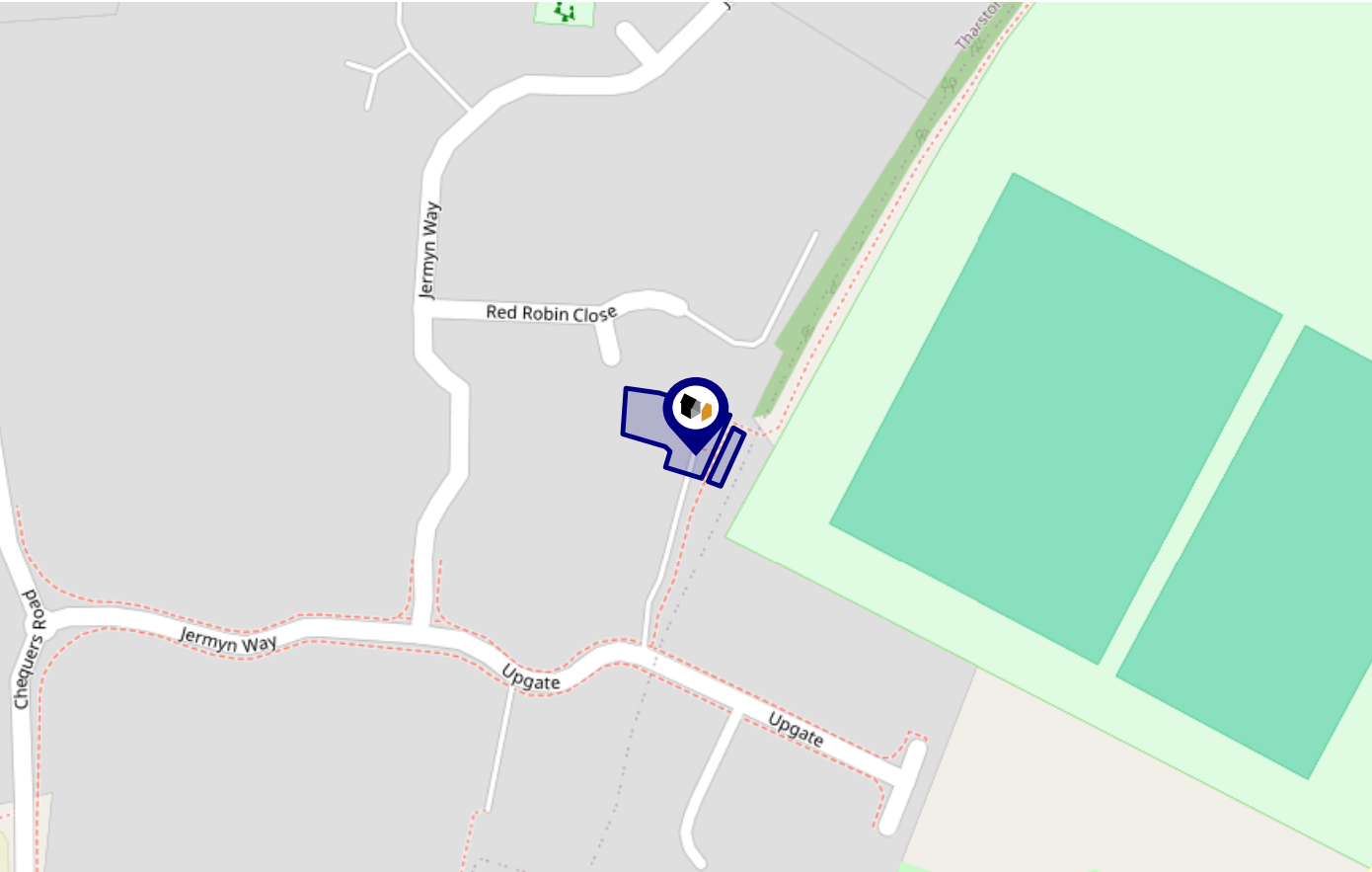
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

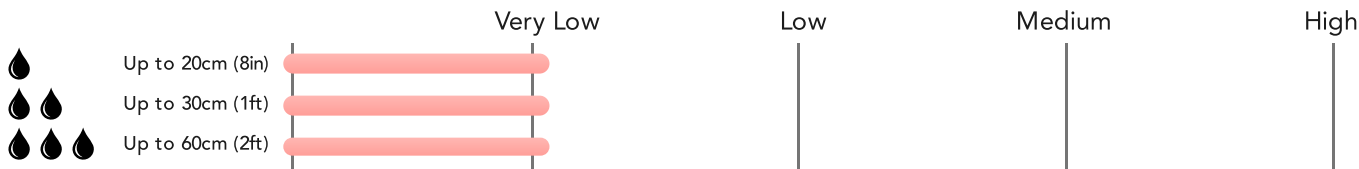


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

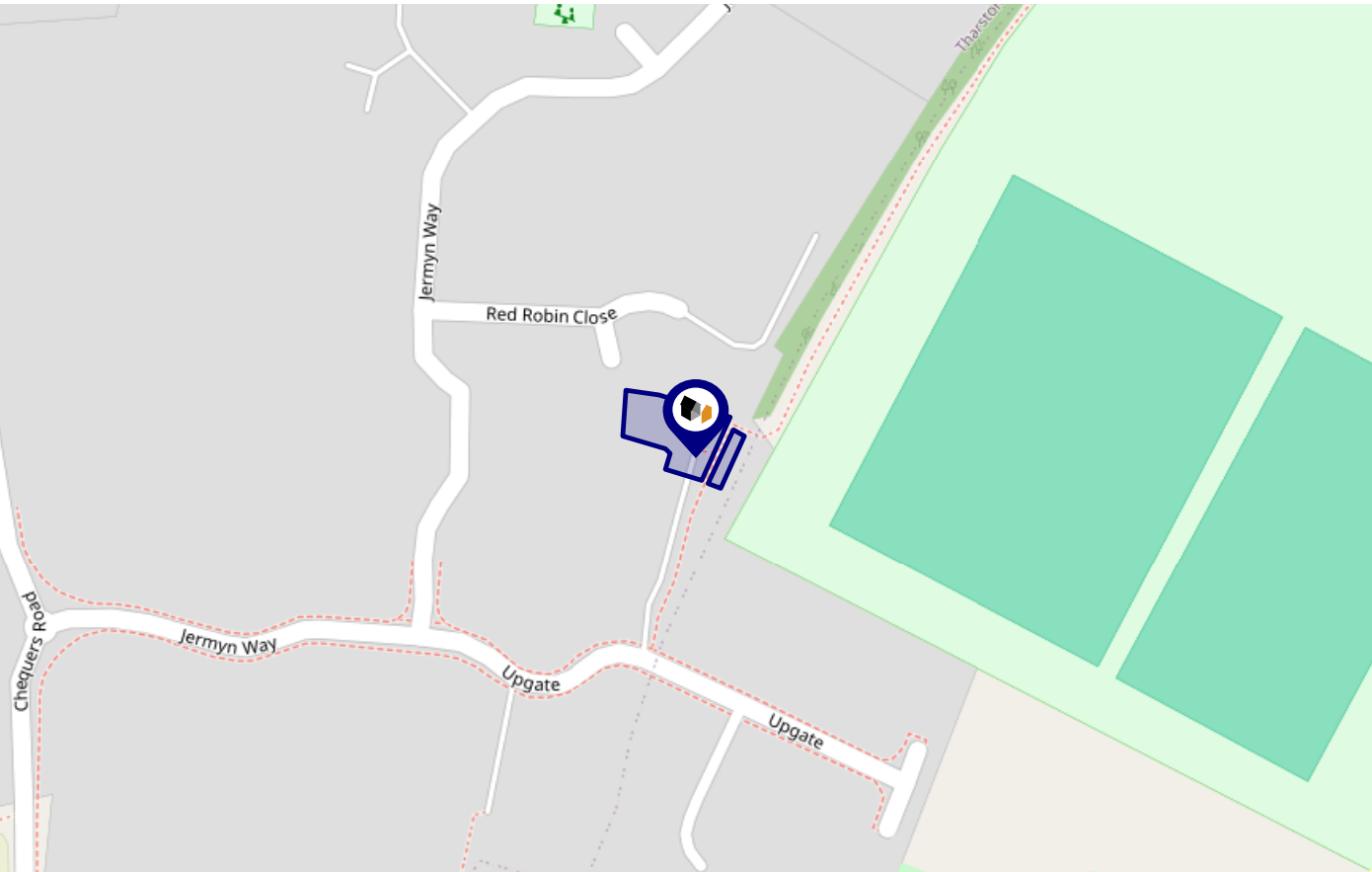


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

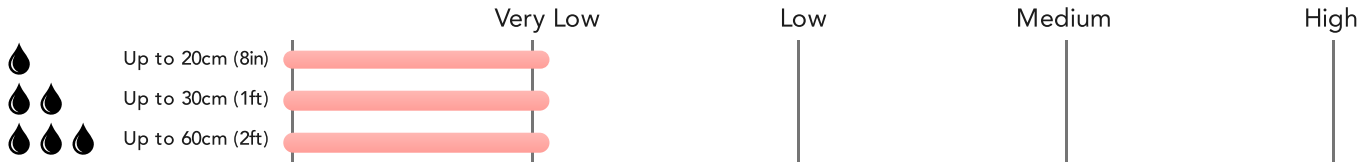


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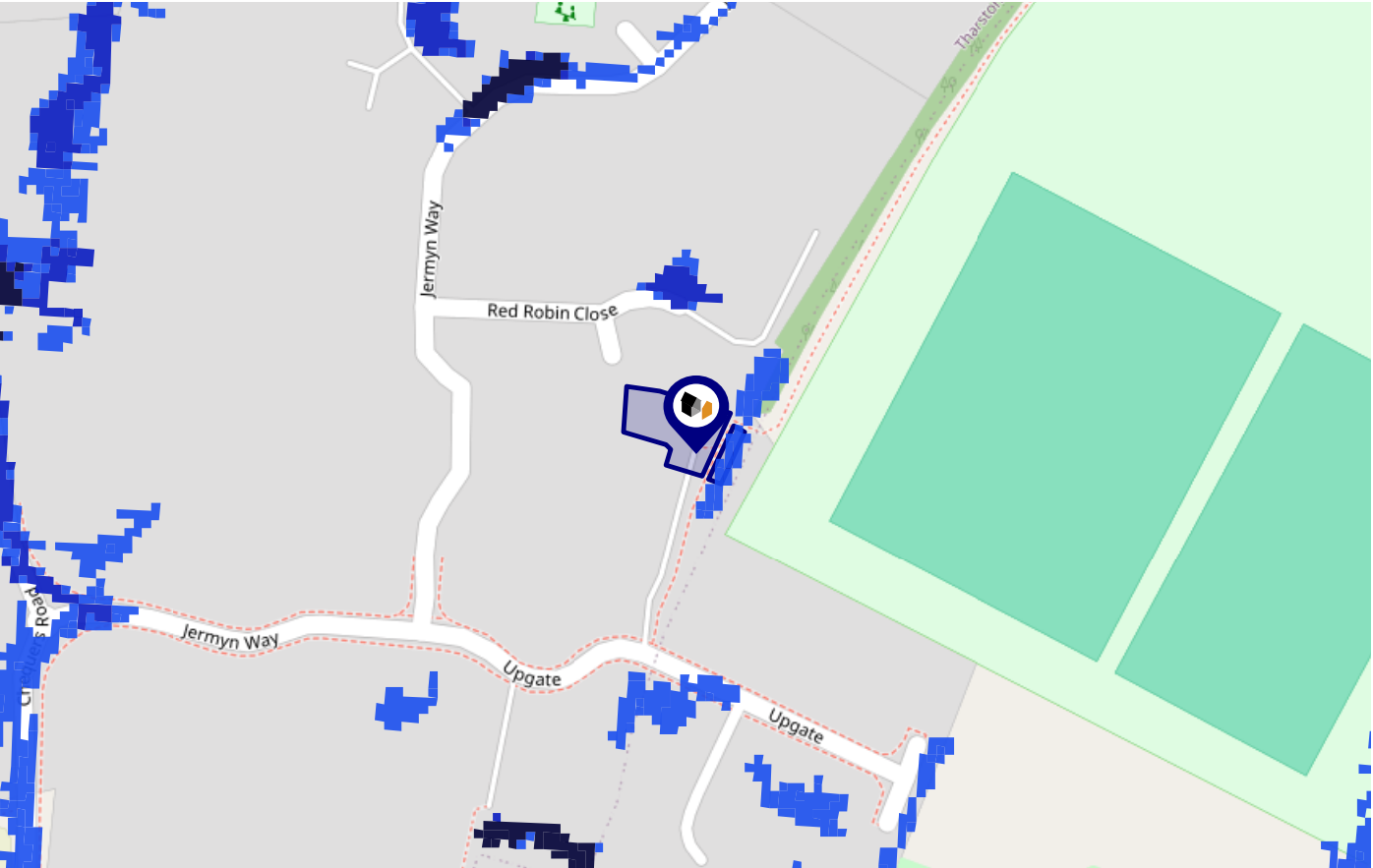


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

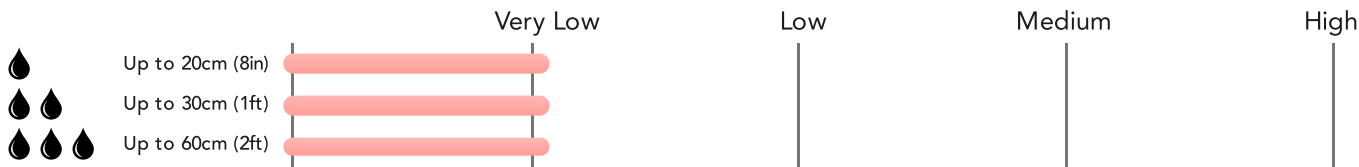


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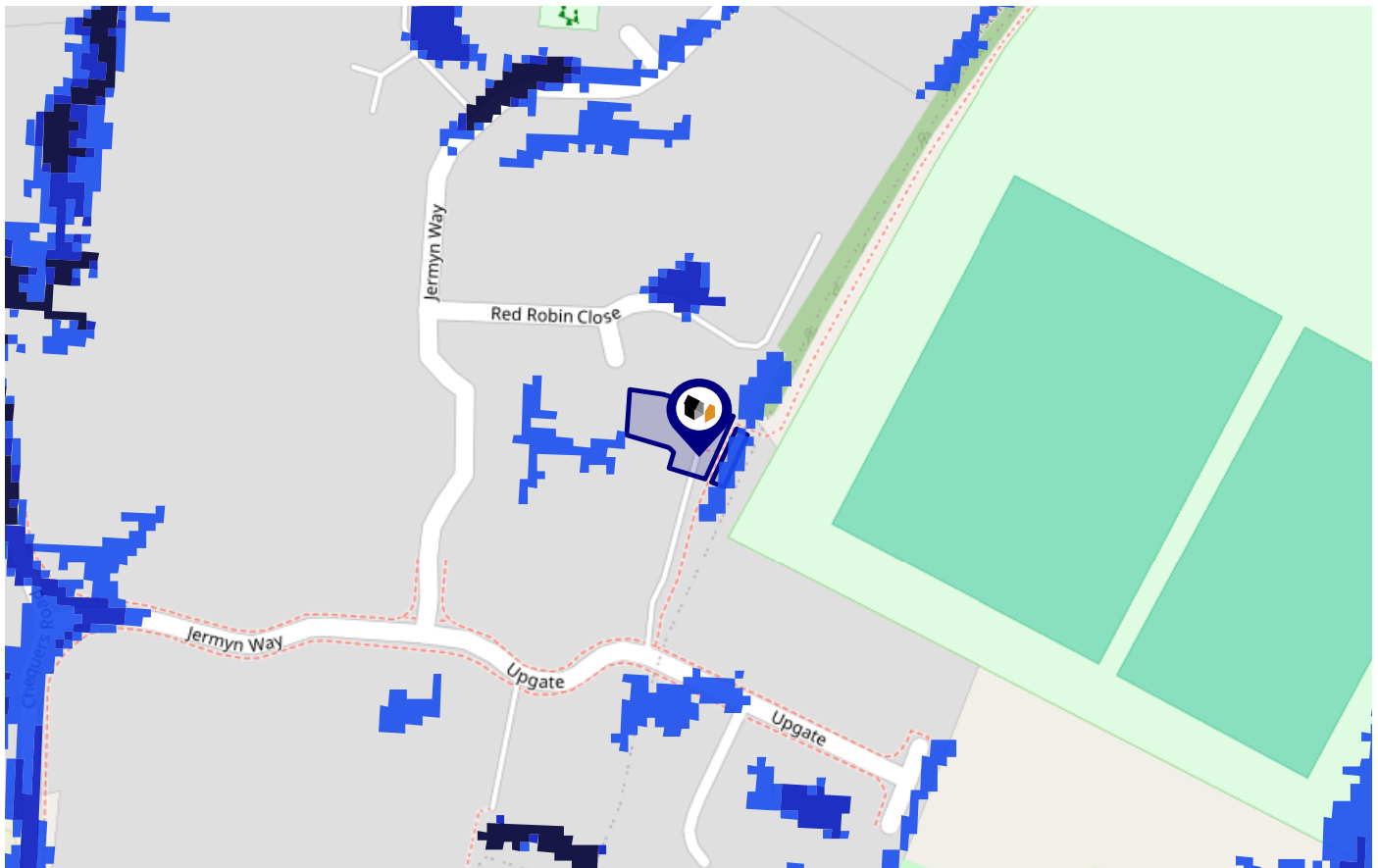


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

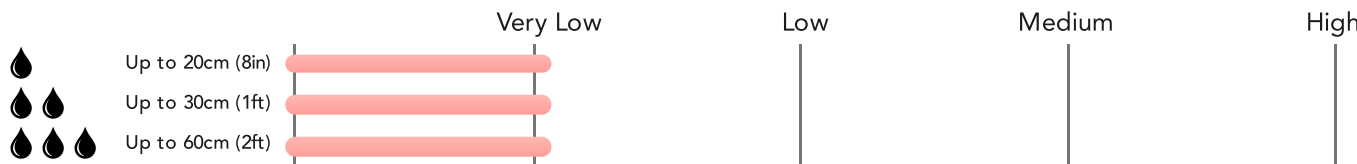


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

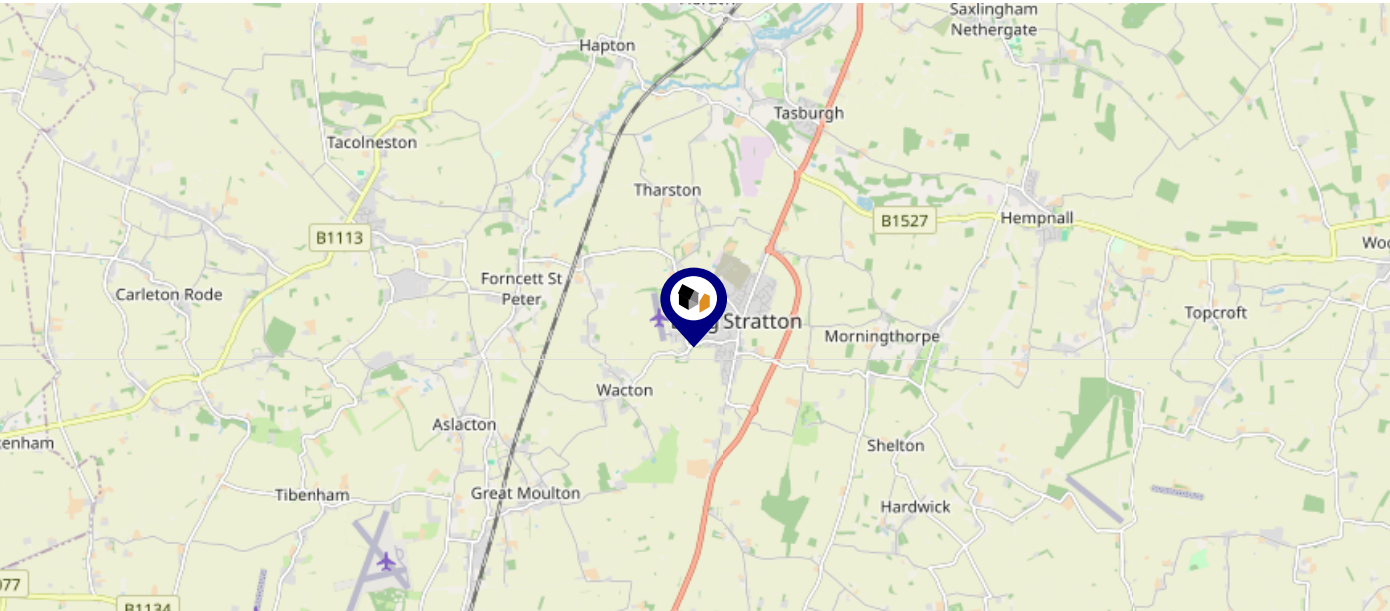
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Chance of flooding to the following depths at this property:





This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

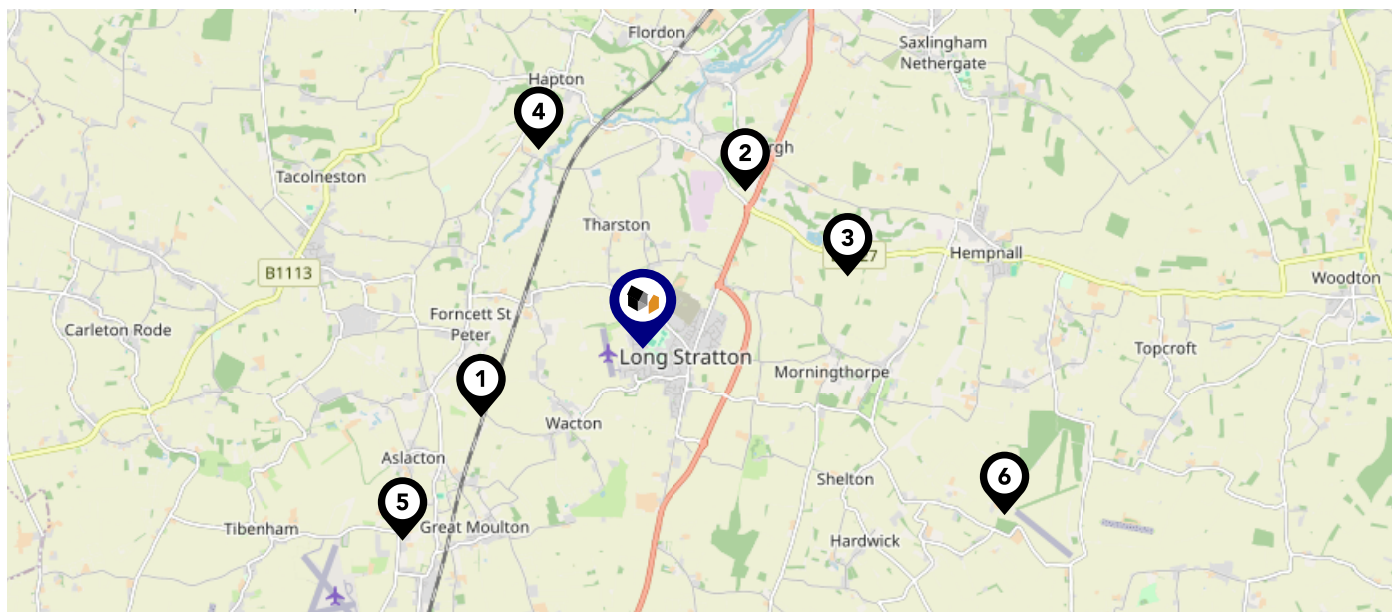
No data available.

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

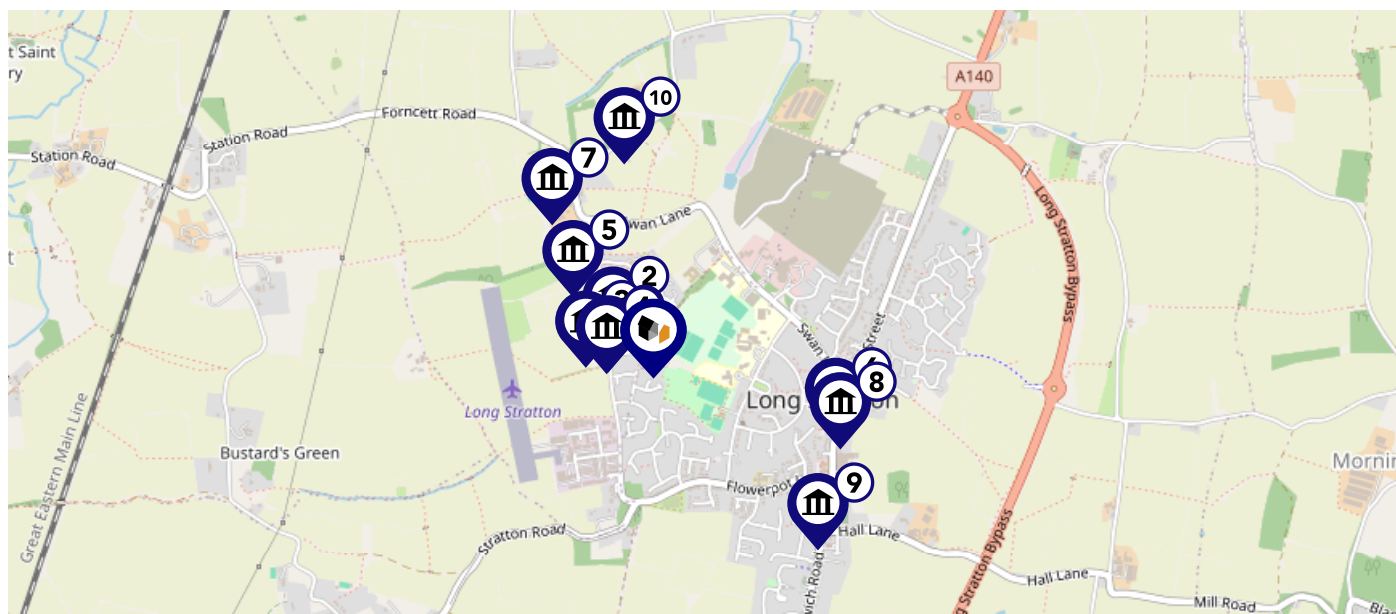
	Kill Arney Farm-Forngett-st-peter, Norfolk	Historic Landfill
	Thorn Wood-Valley Road, Tasburgh	Historic Landfill
	Off B1135-Morningthorpe	Historic Landfill
	Railway Cutting Running Under Bayes Lane-Bayes Lane, Forngett	Historic Landfill
	New Farmhouse-Wash Lane, Aslacton	Historic Landfill
	Off West side of Shelton Airfield Disused-Hempnall, Norfolk	Historic Landfill

Maps

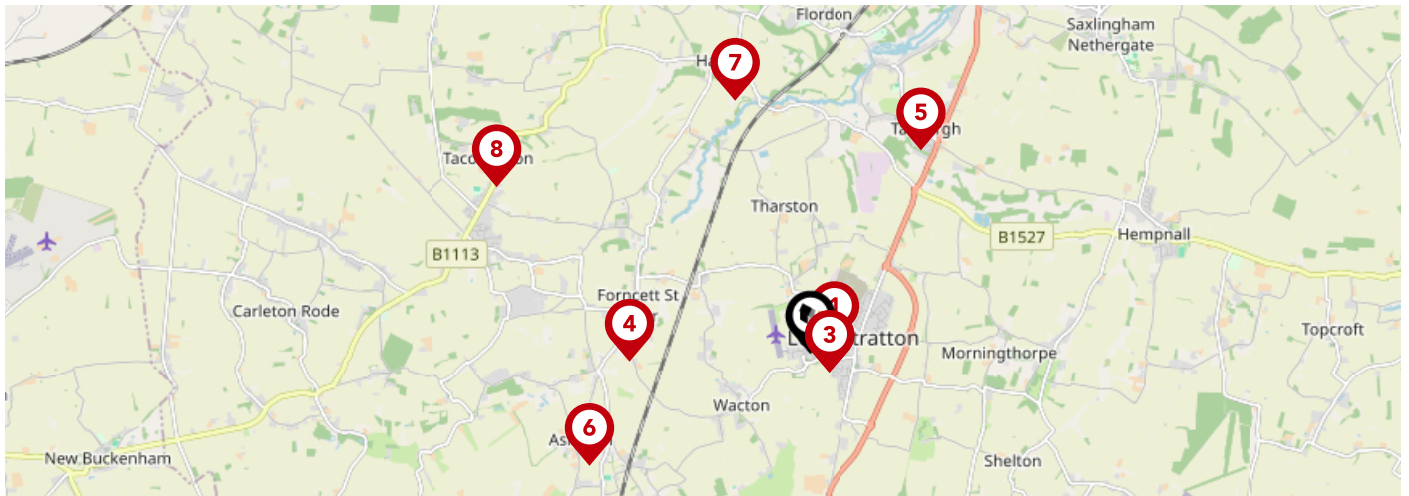
Listed Buildings



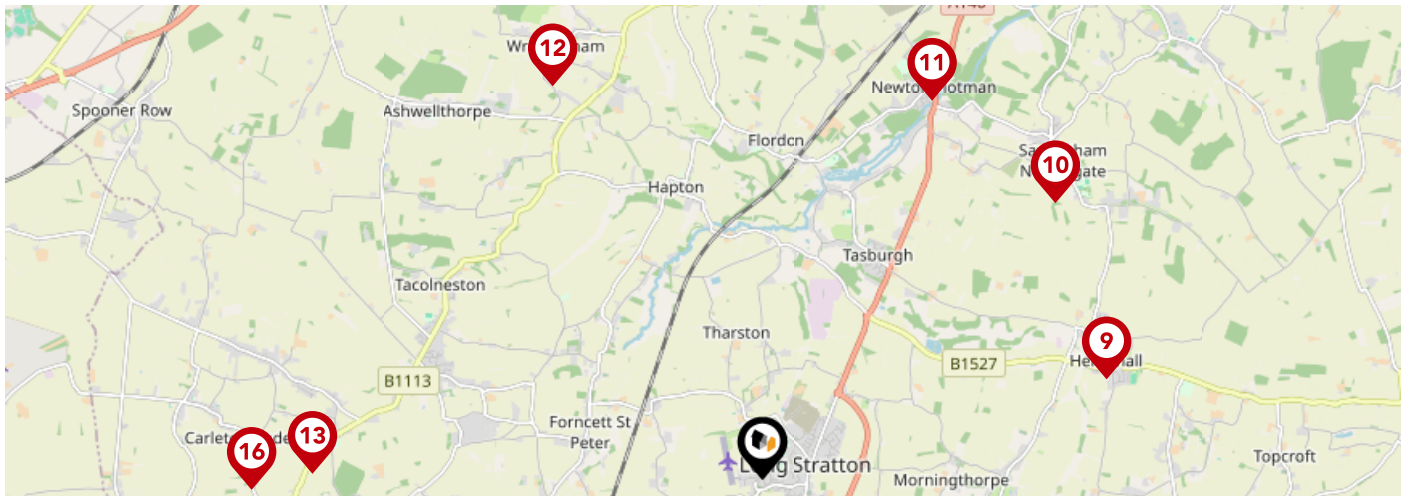
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1050019 - Poplar Farmhouse	Grade II	0.1 miles
 1302092 - The Meadows	Grade II	0.1 miles
 1373410 - Chequer's Farmhouse	Grade II	0.1 miles
 1179204 - Barn Immediately South Of Poplar Farmhouse	Grade II	0.1 miles
 1373409 - Spreadingoak Farmhouse	Grade II	0.3 miles
 1373291 - Stables South-west Of Netherton House	Grade II	0.4 miles
 1179211 - Hill Farmhouse	Grade II	0.4 miles
 1153936 - The Retreat And Two Adjoining Tenements	Grade II	0.5 miles
 1468064 - Long Stratton War Memorial	Grade II	0.5 miles
 1302032 - Picton Farmhouse	Grade II	0.5 miles



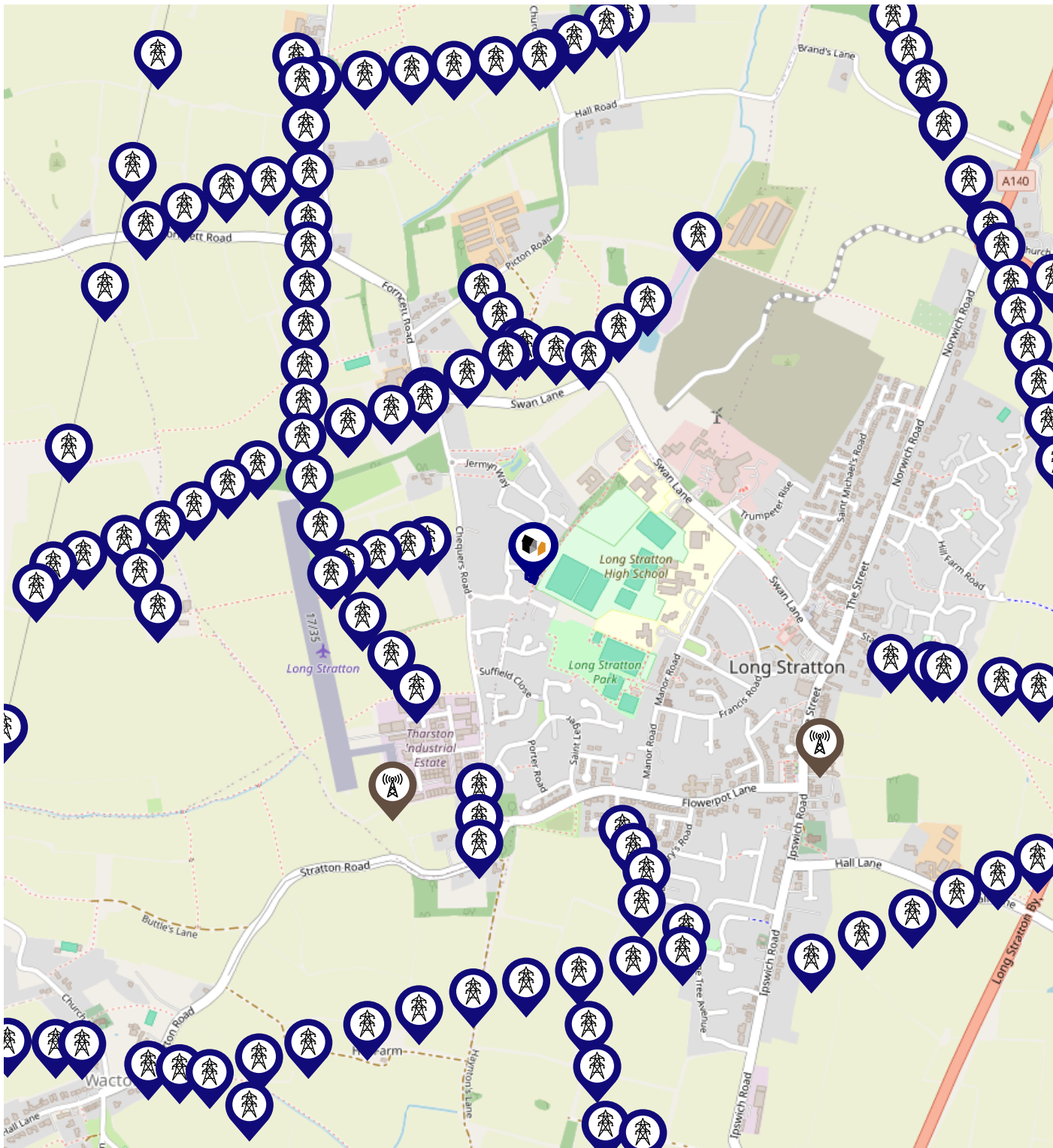
		Nursery	Primary	Secondary	College	Private
1	St Mary's Church of England Junior Academy Ofsted Rating: Requires improvement Pupils: 176 Distance:0.23	☐	☒	☐	☐	☐
2	Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:0.25	☐	☒	☐	☐	☐
3	Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance:0.25	☐	☐	☒	☐	☐
4	Forngett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:1.63	☐	☒	☐	☐	☐
5	Preston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 125 Distance:2.09	☐	☒	☐	☐	☐
6	Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:2.25	☐	☒	☐	☐	☐
7	Hapton Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 24 Distance:2.37	☐	☒	☐	☐	☐
8	Tacolneston Church of England Primary Academy Ofsted Rating: Good Pupils: 90 Distance:3.21	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hempnall Primary School Ofsted Rating: Good Pupils: 148 Distance:3.23	☐	☒	☐	☐	☐
	Saxlingham Nethergate CofE VC Primary School Ofsted Rating: Good Pupils: 63 Distance:3.64	☐	☒	☐	☐	☐
	Newton Flotman Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 102 Distance:3.74	☐	☒	☐	☐	☐
	Wreningham VC Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:4.02	☐	☒	☐	☐	☐
	Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:4.06	☐	☒	☐	☐	☐
	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:4.14	☐	☒	☐	☐	☐
	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:4.25	☐	☒	☐	☐	☐
	Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:4.61	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

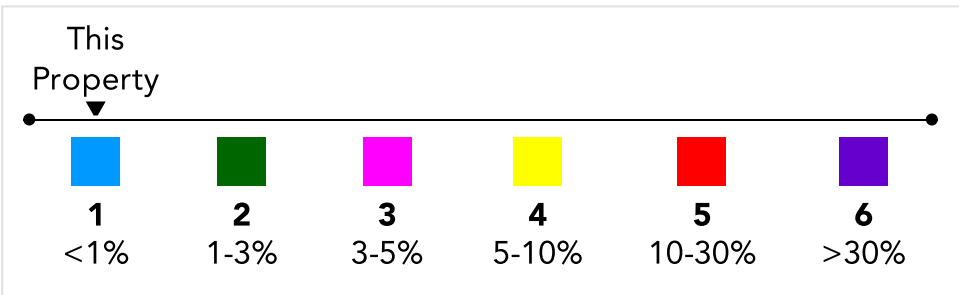
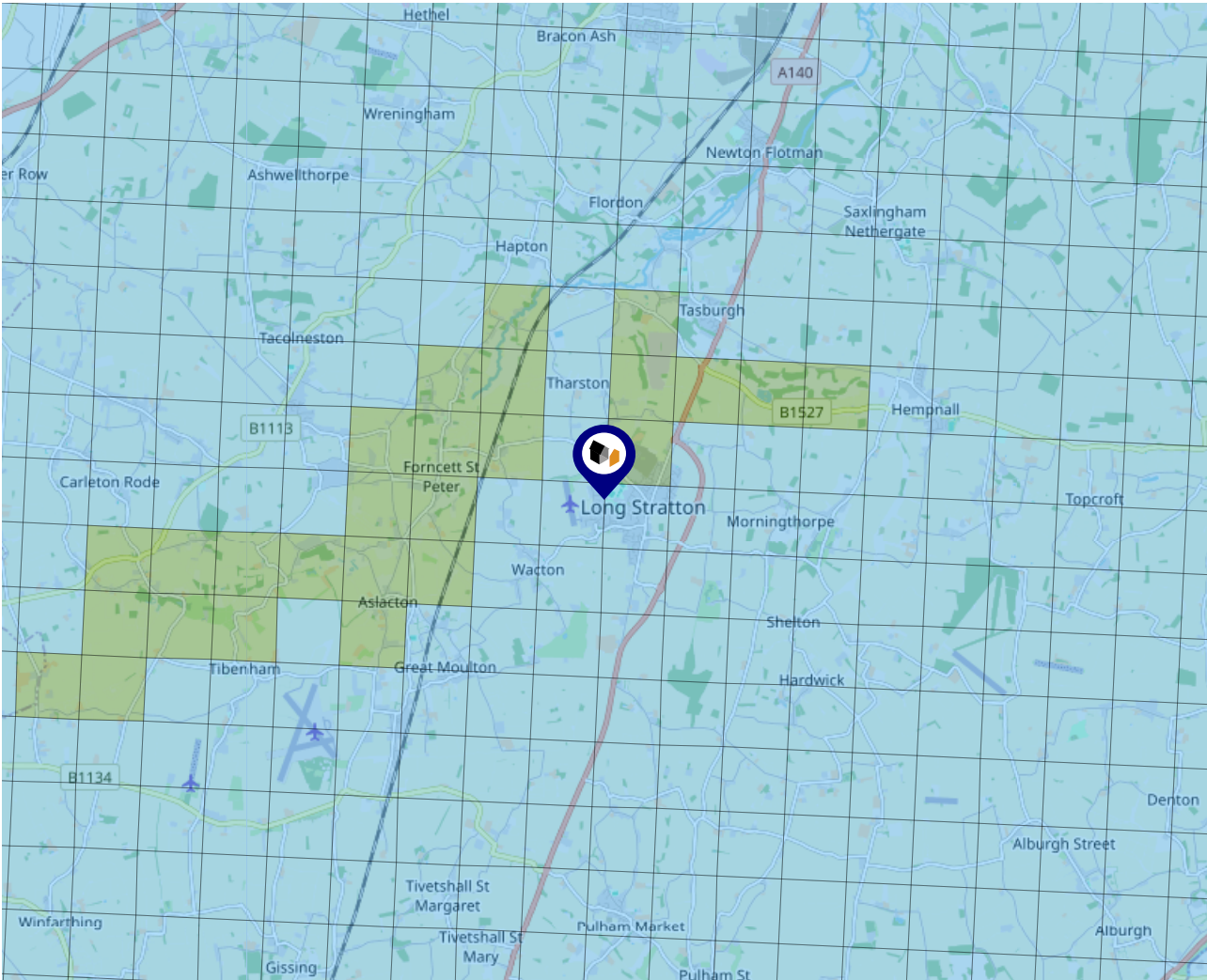


Key:

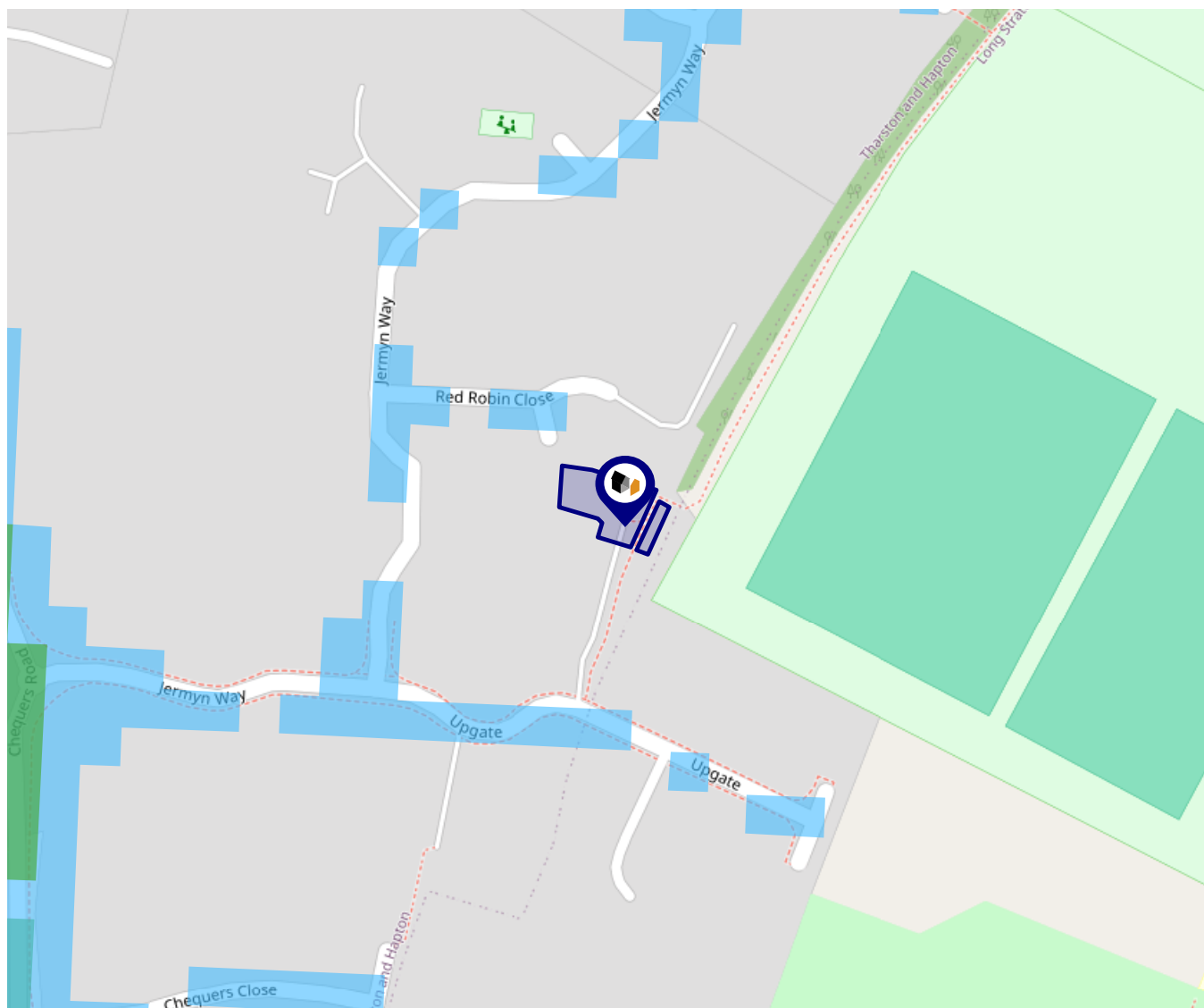
- Power Pylons
- Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

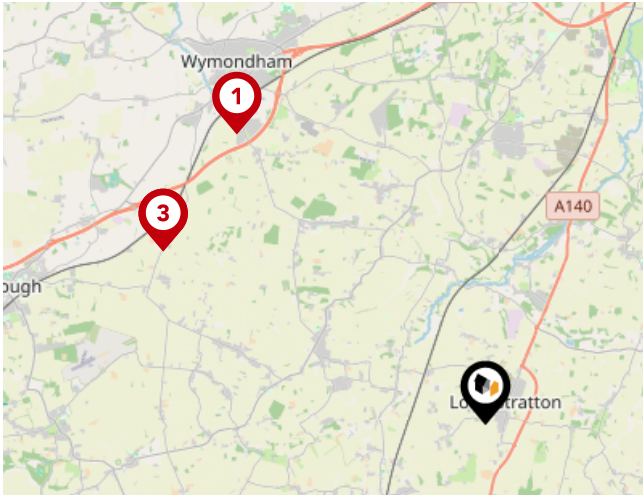


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Wymondham Rail Station	6.88 miles
2	Spooner Row Rail Station	6.58 miles
3	Spooner Row Rail Station	6.59 miles

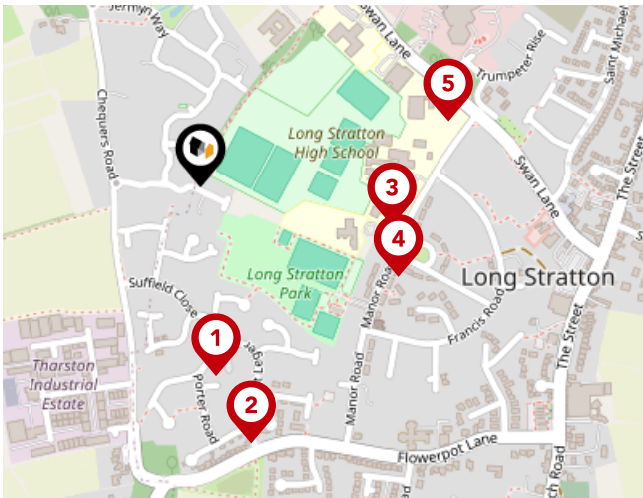


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	12.66 miles
2	Southend-on-Sea	67.45 miles
3	Cambridge	48.48 miles
4	Stansted Airport	58.2 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Poter Road	0.21 miles
2	St Leger	0.29 miles
3	High School	0.22 miles
4	Primary School	0.25 miles
5	Council Offices	0.29 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 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.



/whittleyparishmanagementltd



/whittleyparish



/whittleyparish/?hl=en

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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