

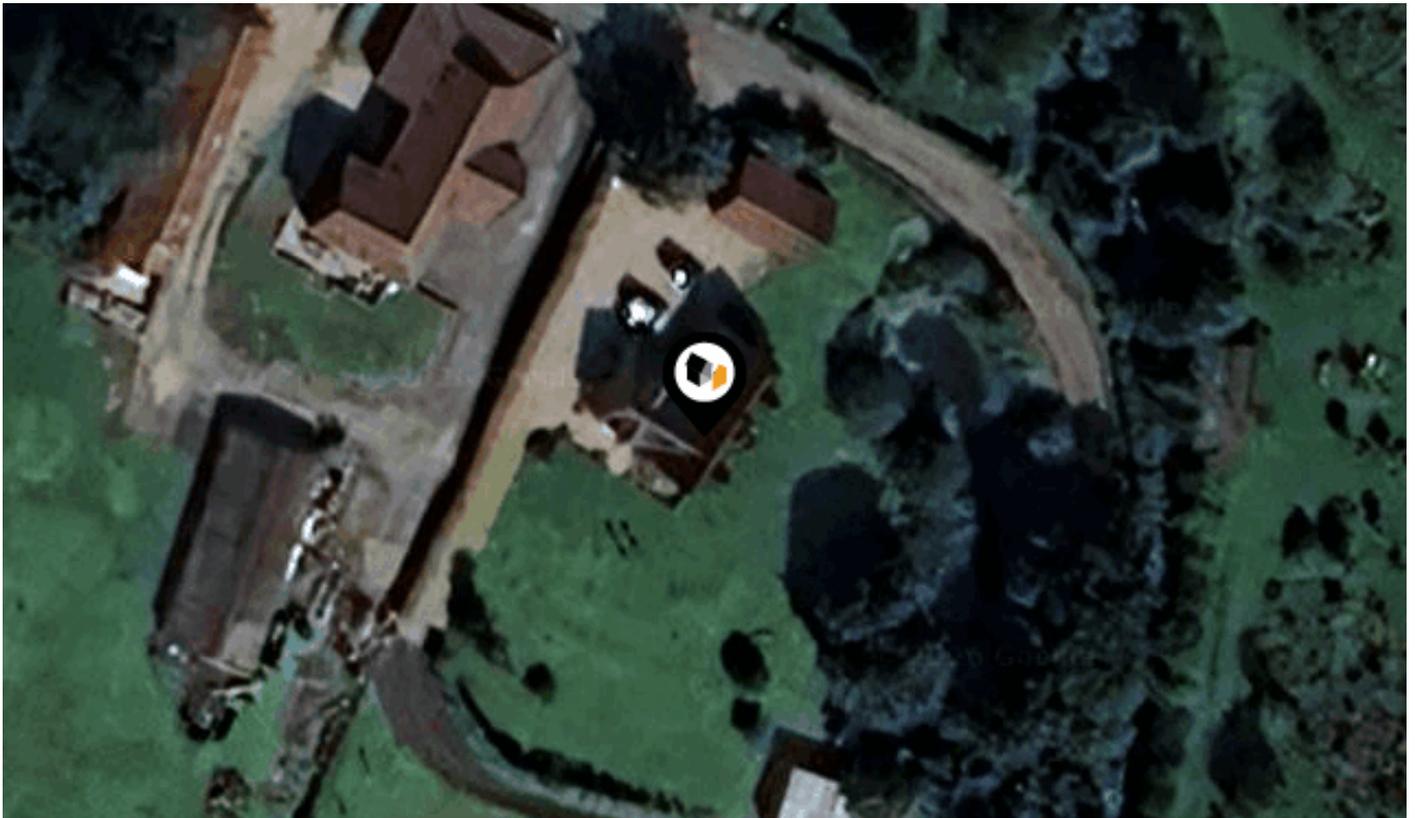


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10<sup>th</sup> February 2026



## WEST END, SAXLINGHAM THORPE, NR15

### Whittley Parish | Long Stratton

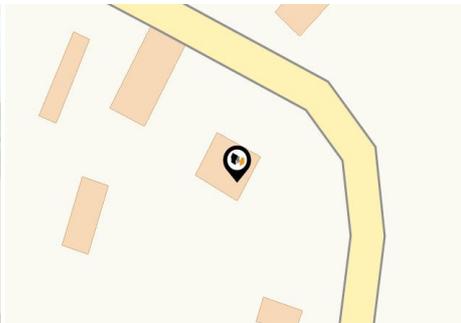
Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

liam@whittleyparish.com

www.whittleyparish.com





## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	5
<b>Floor Area:</b>	1,829 ft <sup>2</sup> / 170 m <sup>2</sup>
<b>Council Tax :</b>	Band E
<b>Annual Estimate:</b>	£2,894

## 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>32</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *West End, Saxlingham Thorpe, NR15*

<b>Reference - 2025/1132</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th April 2025
<b>Description:</b> Removal of condition 6 of permission 2009/1515 granted 25/11/2009
<b>Reference - 2024/3413</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th November 2024
<b>Description:</b> Certificate of lawfulness (existing) for use as dwelling house within Class C3 contrary to agricultural occupancy restrictions in permissions reference FH12136 condition 2 and 2009/1515 condition 6 (existing use for over 10 years)
<b>Reference - 2018/2113</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th September 2018
<b>Description:</b> Construction of a timber x2 bay cart shed to the front of property.

# Gallery Photos









West End, SAXLINGHAM THORPE, NR15

Energy rating

**C**

Valid until 02.02.2036

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		91   <b>B</b>
69-80	<b>C</b>	78   <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>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Roof room(s), insulated
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Air source heat pump, underfloor, electric
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Main Heating Controls Energy:</b>	Very good
<b>Hot Water System:</b>	From main system, plus solar
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	170 m <sup>2</sup>



### Whittleby Parish | Long Stratton

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At Whittleby 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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# Whittleby 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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