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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
Thursday 02nd April 2026



## KIRSTEAD GREEN, KIRSTEAD, NORWICH, NR15

### Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,377 ft <sup>2</sup> / 128 m <sup>2</sup>		
<b>Plot Area:</b>	0.14 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band C		
<b>Title Number:</b>	NK184738		

## Local Area

<b>Local Authority:</b>	Norfolk	<b>Estimated Broadband Speeds</b>		
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)		
<b>Flood Risk:</b>		<b>12</b>	<b>80</b>	<b>-</b>
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			



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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address



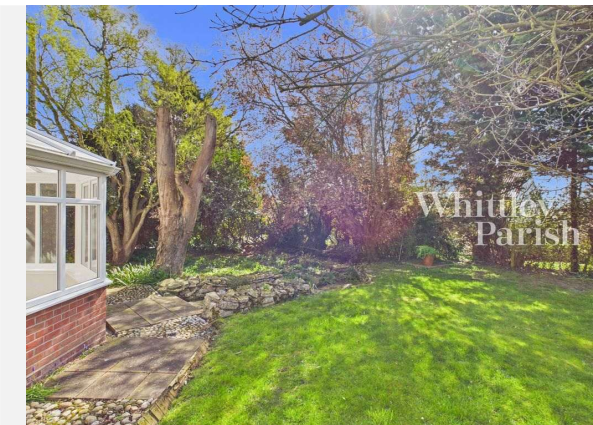
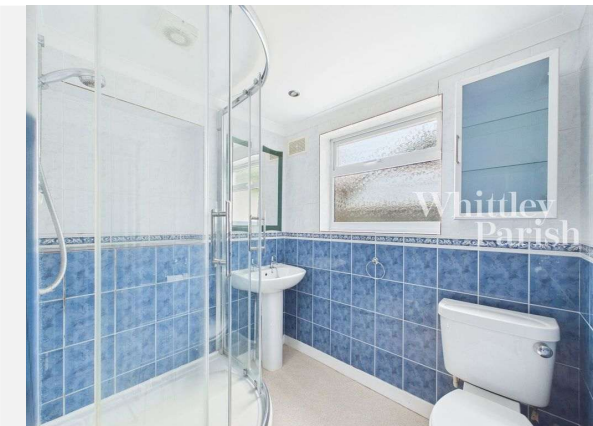
Planning records for: *Kirstead Green, Kirstead, Norwich, NR15*

Reference - 1998/1155
<b>Decision:</b> Decided
<b>Date:</b> 31st July 1998
<b>Description:</b> Erection of conservatory to dwelling

Reference - 1996/0096
<b>Decision:</b> Decided
<b>Date:</b> 26th January 1996
<b>Description:</b> Two storey extension to dwelling & domestic double garage







Kirstead Green, Kirstead, NR15

Energy rating

**D**

Valid until 26.08.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	57   <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>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	128 m <sup>2</sup>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Brooke Voluntary Controlled Church of England Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Seething and Mundham Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Woodton Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Alpington and Bergh Apton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 140   Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Thurton Primary School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Poringland Primary School</b> Ofsted Rating: Good   Pupils: 460   Distance:3.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Hempnall Primary School</b> Ofsted Rating: Good   Pupils: 148   Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Saxlingham Nethergate CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 63   Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Loddon Junior School</b> Ofsted Rating: Good   Pupils: 206   Distance:4.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Loddon Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 152   Distance:4.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Langley School</b> Ofsted Rating: Not Rated   Pupils: 427   Distance:4.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Hobart High School</b> Ofsted Rating: Good   Pupils: 674   Distance:4.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Framingham Earl High School</b> Ofsted Rating: Good   Pupils: 798   Distance:4.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Rockland St Mary Primary School</b> Ofsted Rating: Good   Pupils: 58   Distance:4.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Stoke Holy Cross Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:4.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Ditchingham Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 66   Distance:4.62</p>	<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	Brundall Rail Station	7.06 miles
2	Buckenham Rail Station	6.35 miles
3	Cantley Rail Station	6.76 miles

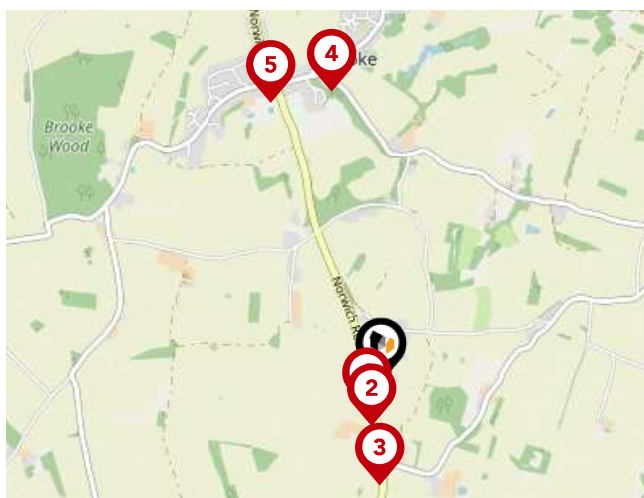


### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	59.71 miles
2	M11 J11	59.55 miles
3	M11 J13	59.1 miles
4	M11 J14	58.97 miles
5	M11 J12	59.83 miles

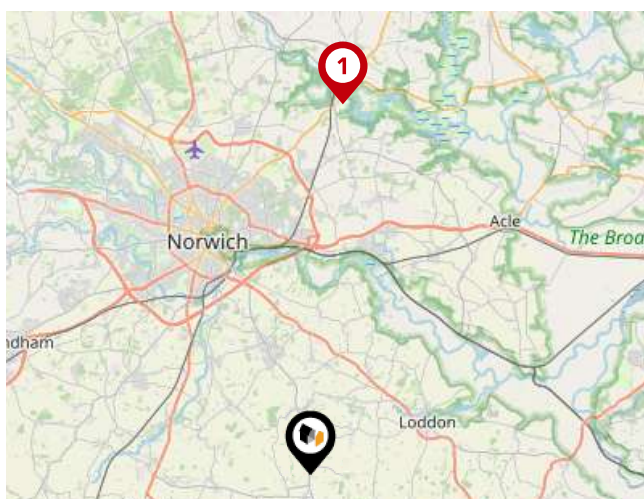
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bypass Bus Shelter	0.14 miles
2	Bypass Bus Shelter	0.21 miles
3	Seething Road	0.47 miles
4	White Lion	1.32 miles
5	Kings Head	1.35 miles



### Local Connections

Pin	Name	Distance
1	Wroxham (Bure Valley Railway)	13.35 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.

# Whittley Parish | Long Stratton

## Testimonials



### 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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