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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th November 2026



THE GREEN, WACTON, NORWICH, NR15

Whittley Parish | Long Stratton

Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

liam@whittleyparish.com

www.whittleyparish.com

arla | propertymark PROTECTED

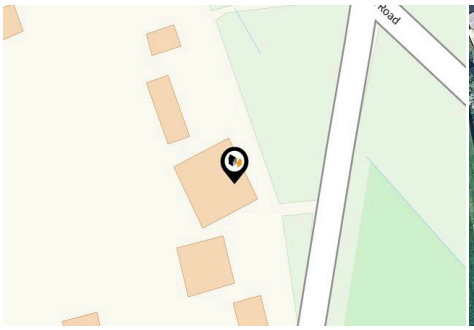
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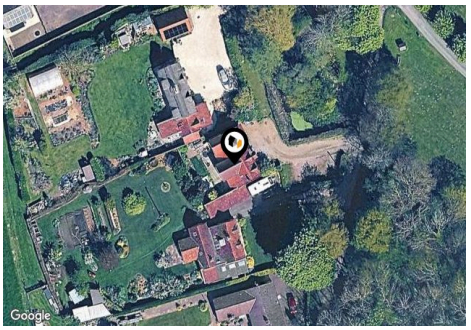
The Property Ombudsman

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Property
Overview







Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,603 ft^2 / 149 m^2
Year Built :	1983-1990
Council Tax :	Band E
Annual Estimate:	£3,035

Local Area

Local Authority:	Norfolk
Conservation Area:	Wacton
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

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Planning History
This Address

Planning records for: ***The Green, Wacton, Norwich, NR15***

Reference - 2003/1646

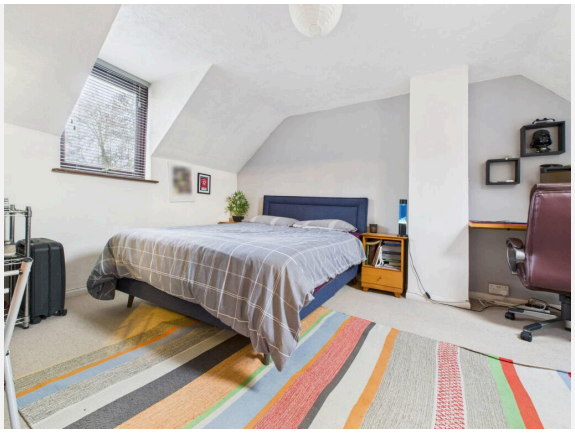
Decision: Decided

Date: 18th August 2003

Description:

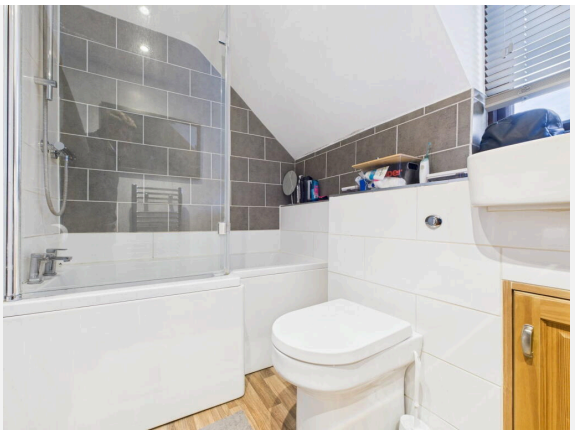
Proposed 2no storey extension to dwelling

Gallery
Photos



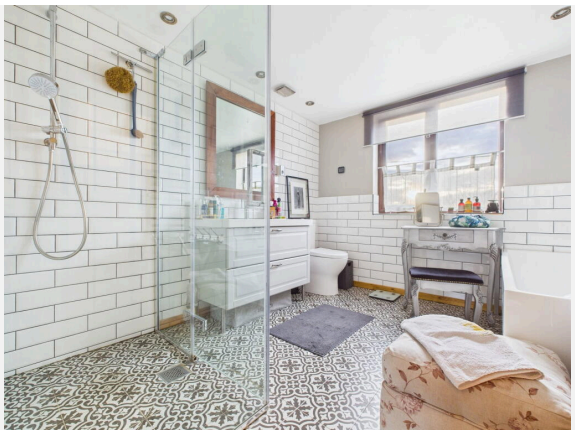








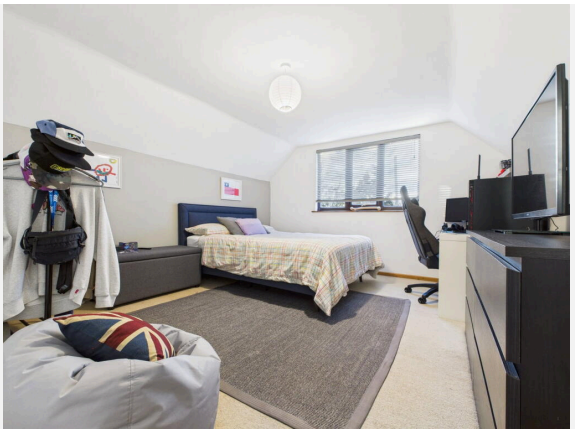






Gallery
Photos













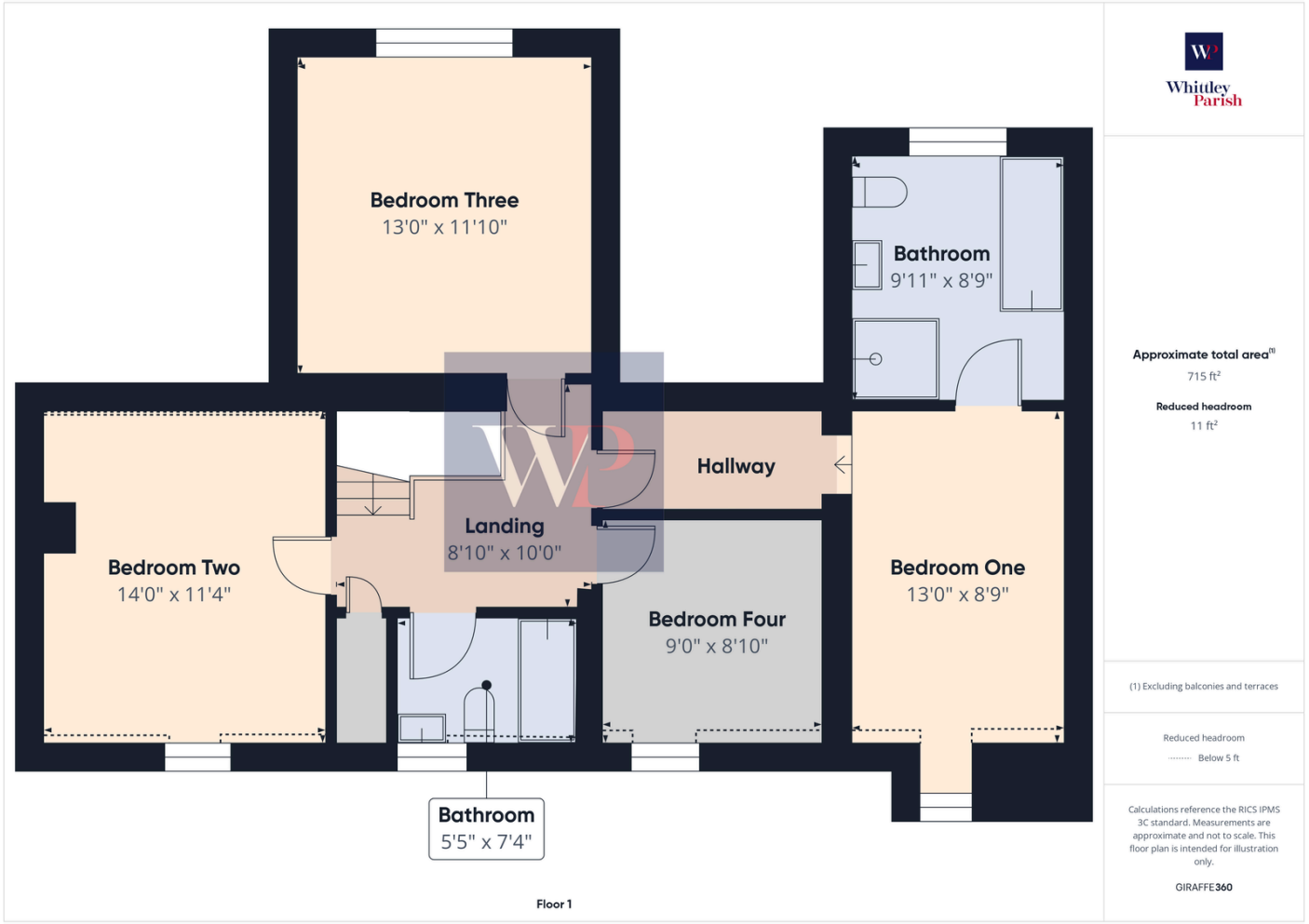




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Gallery
Floorplan

THE GREEN, WACTON, NORWICH, NR15



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Gallery
Floorplan

THE GREEN, WACTON, NORWICH, NR15



Whitley Parish

Approximate total area[1]
809 ft²

(1) Excluding balconies and terraces

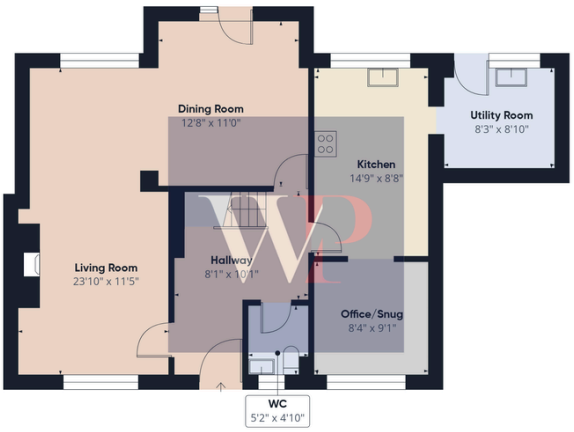
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

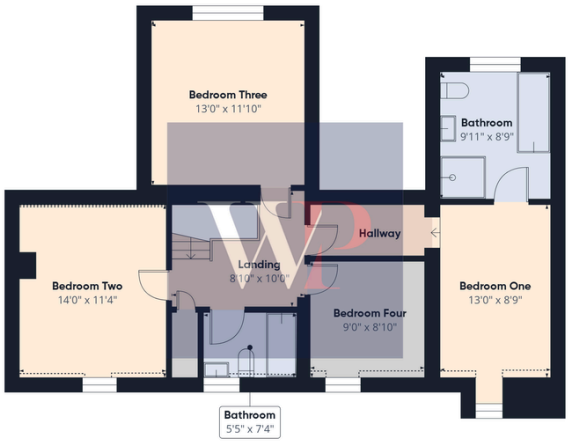
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Gallery
Floorplan

THE GREEN, WACTON, NORWICH, NR15



Floor 0



Floor 1

Whittley Parish

Approximate total area(1)

1524 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.

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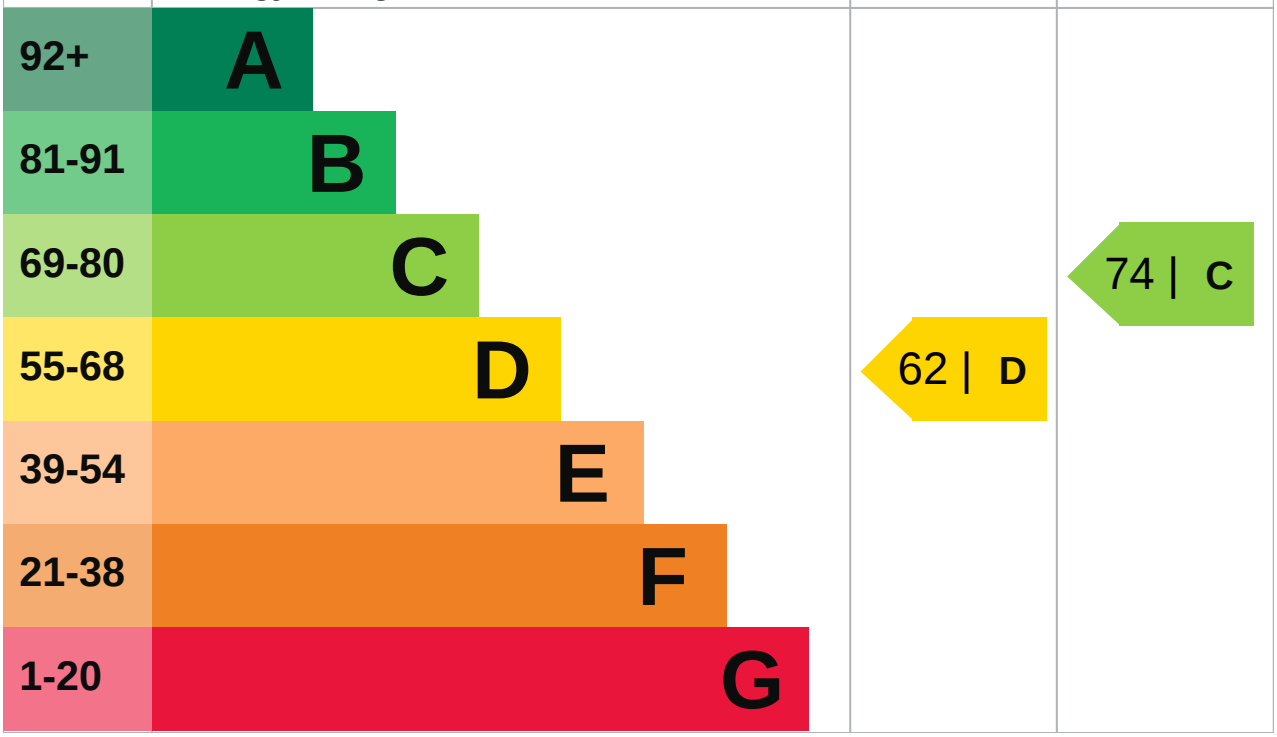
Property
EPC - Certificate

The Green, Wacton, NR15

Energy rating

D

Valid until 01.03.2025



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Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	154 m^2

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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.

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.

/whittleyparishmanagementltd

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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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liam@whittleyparish.com

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail