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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



NORWICH ROAD, LONG STRATTON, NORWICH, NR15

Howards

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Property

| | |
|------------------|--|
| Type: | Detached |
| Bedrooms: | 4 |
| Floor Area: | 1,819 ft ² / 169 m ² |
| Plot Area: | 0.22 acres |
| Year Built : | Before 1900 |
| Council Tax : | Band D |
| Annual Estimate: | £2,368 |
| Title Number: | NK228086 |

Tenure: Freehold

Local Area

| | |
|--------------------|---------------|
| Local Authority: | South norfolk |
| Conservation Area: | Long Stratton |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18
mb/s



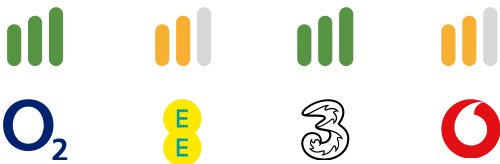
67
mb/s



1800
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

Planning records for: **Norwich Road, Long Stratton, Norwich, NR15**

| Reference - 1992/0420 |
|--|
| Decision: Decided |
| Date: 18th March 1992 |
| Description: Extension to dwelling. |
| Reference - 2014/0316 |
| Decision: Decided |
| Date: 12th March 2014 |
| Description: Installation of 9no. solar panels onto garage roof. |
| Reference - 2019/1810 |
| Decision: Decided |
| Date: 06th September 2019 |
| Description: Remove chimney and rebuild to match original |
| Reference - 1999/1270 |
| Decision: Decided |
| Date: 07th September 1999 |
| Description: Single storey extension to rear of dwelling |

Planning records for: **Norwich Road, Long Stratton, Norwich, NR15**

| Reference - 1997/0339 |
|---|
| Decision: Decided |
| Date: 10th March 1997 |
| Description: Renewal of permission 07/92/0419/F - erection of extension to dwelling |

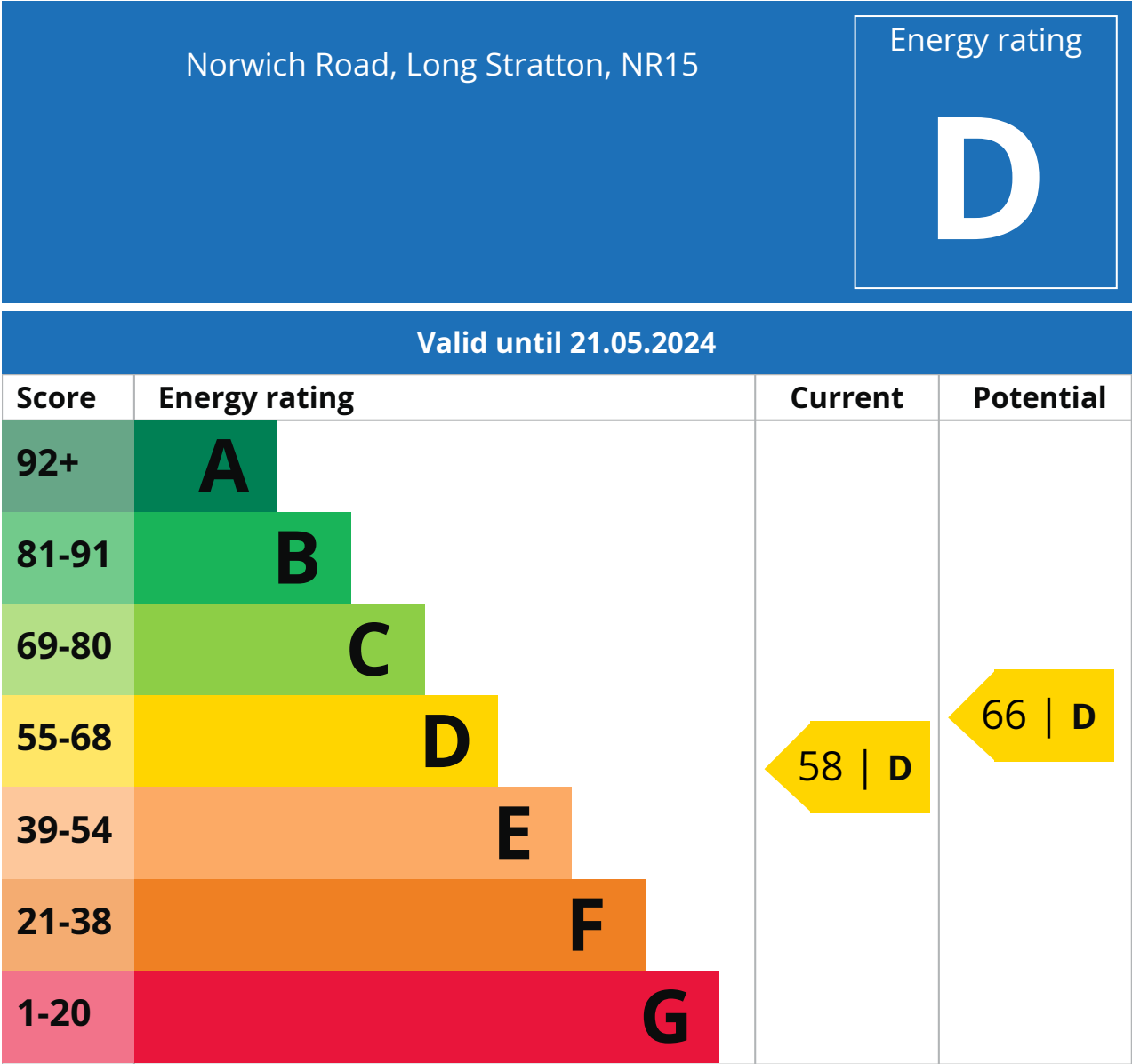
| Reference - 1997/0442 |
|--|
| Decision: Decided |
| Date: 01st April 1997 |
| Description: Renewal of permission 92/0402 for single storey extension to rear of dwelling |

| Reference - 2013/0307 |
|---|
| Decision: Decided |
| Date: 22nd February 2013 |
| Description: Proposed work to existing extension is to insulate roof and walls and replace windows. |

| Reference - 2014/0317 |
|--|
| Decision: Decided |
| Date: 12th March 2014 |
| Description: Installation of 9no. solar panels onto garage roof. |

Planning records for: **Norwich Road, Long Stratton, Norwich, NR15**

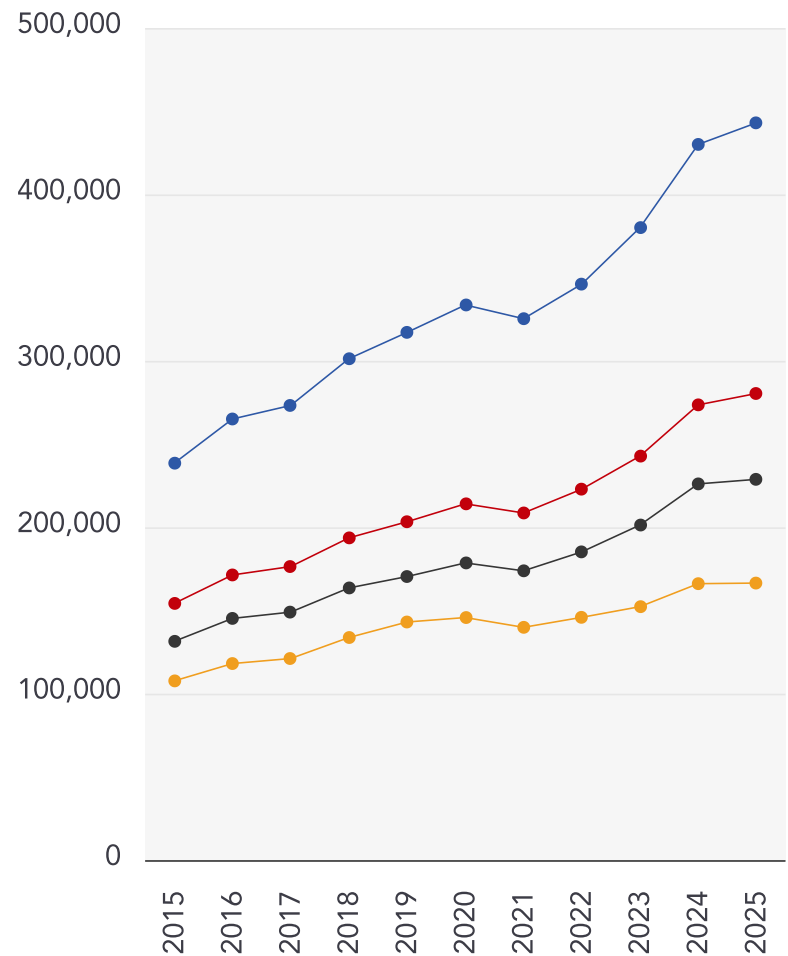
| Reference - 2019/0679 | |
|-----------------------|---|
| Decision: | Decided |
| Date: | 19th March 2019 |
| Description: | T1 and T2 - Silver Birch reduce crown by 2 meters, leaving an approx height of 6m and width of 3m for both. |
| Reference - 1992/0419 | |
| Decision: | Decided |
| Date: | 18th March 1992 |
| Description: | Extension to dwelling. |
| Reference - 1999/1271 | |
| Decision: | Decided |
| Date: | 07th September 1999 |
| Description: | Single storey extension to rear of dwelling |



Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | FiT application |
| Energy Tariff: | Single |
| Main Fuel: | Oil (not community) |
| Main Gas: | No |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 2 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Timber frame, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Thatched |
| 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: | Low energy lighting in 69% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 169 m ² |

10 Year History of Average House Prices by Property Type in NR15



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%

Important - Please Read

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HOWARDS

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Valuation Office
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