

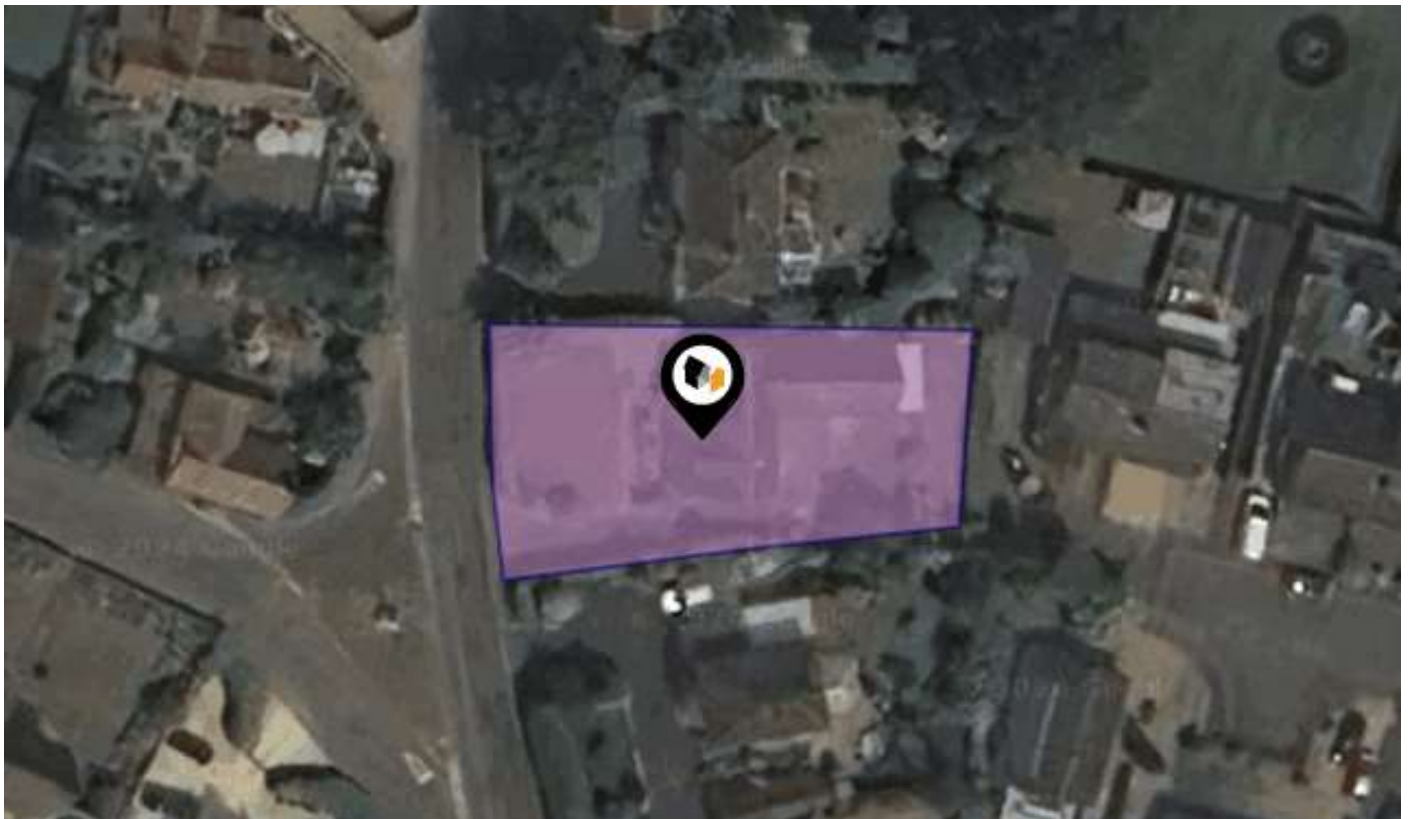


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th January 2025



TORBAY HOUSE, BROADEN LANE, HEMPNALL, NORWICH, NR15 2LU

Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long Stratton NR15 2XJ

01508 531331

rachel@whittleyparish.com

www.whittleyparish.com



Powered by
sprift
Know any property instantly



os-zoom-map

goolg-street-view

Property

Type:	Detached	Last Sold Date:	22/11/2022
Bedrooms:	4	Last Sold Price:	£345,000
Floor Area:	1,677 ft ² / 155 m ²	Last Sold £/ft²:	£205
Plot Area:	0.18 acres	Tenure:	Freehold
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,258		
Title Number:	NK376434		
UPRN:	2630122584		

Local Area

Local Authority:	South norfolk
Conservation Area:	Hempnall
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

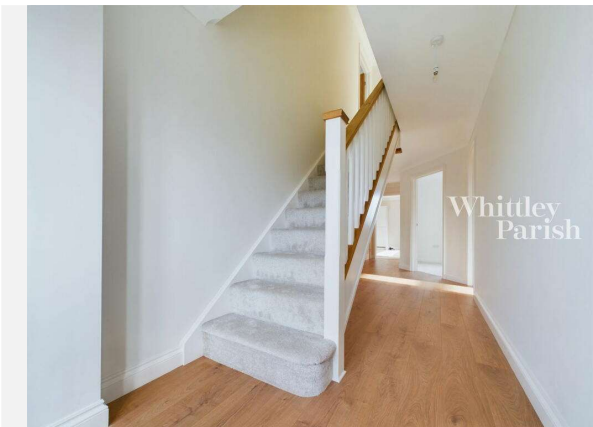
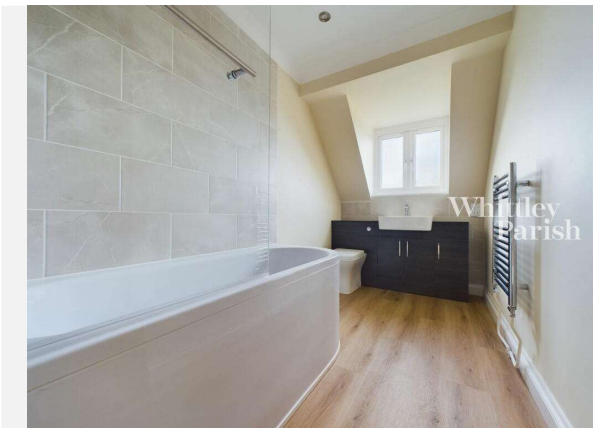
This Address



Planning records for: *Torbay House, Broaden Lane, Hempnall, Norwich, NR15 2LU*

Reference - 2023/0001
Decision: Decided
Date: 01st January 2023
Description: Addition of dormer window, replacement of fascia with painted wood and existing left hand window glazing to be changed to frosted glass

Reference - 2022/2429
Decision: Decided
Date: 01st January 2023
Description: Erection of a two bay, single storey carport.







**TORBAY HOUSE, BROADEN LANE, HEMPSTALL,
NORWICH, NR15 2LU**



**TORBAY HOUSE, BROADEN LANE, HEMPSTALL,
NORWICH, NR15 2LU**





**TORBAY HOUSE, BROADEN LANE, HEMPSTALL,
 NORWICH, NR15 2LU**





Torbay House, Broaden Lane, Hempnall, NR15 2LU

Energy rating

E

Valid until 13.01.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, plus solar, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 23% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	136 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
1 Hempnall Primary School Ofsted Rating: Good Pupils: 148 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Saxlingham Nethergate CofE VC Primary School Ofsted Rating: Good Pupils: 63 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Preston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 125 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Newton Flotman Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 102 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Mary's Church of England Junior Academy Ofsted Rating: Requires improvement Pupils: 176 Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance:3.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Woodton Primary School Ofsted Rating: Good Pupils: 57 Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
 Hapton Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 24 Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Brooke Voluntary Controlled Church of England Primary School Ofsted Rating: Good Pupils: 133 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stoke Holy Cross Primary School Ofsted Rating: Good Pupils: 193 Distance:4.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mulbarton Primary School Ofsted Rating: Good Pupils: 409 Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Fornsett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:4.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Poringland Primary School Ofsted Rating: Good Pupils: 460 Distance:5.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Alburgh With Denton Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:5.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:5.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

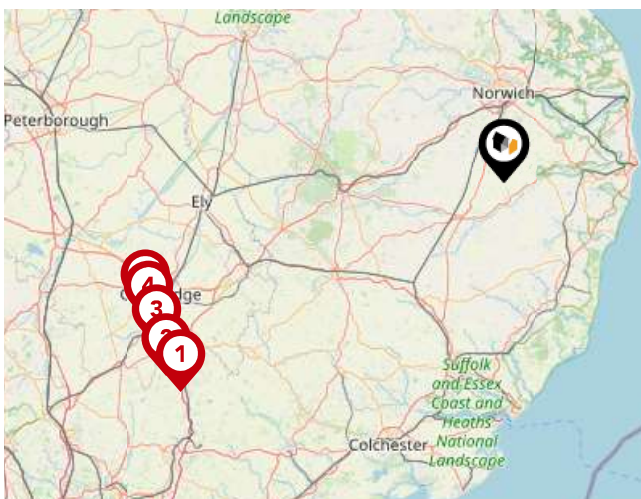
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	9.19 miles
2	Cantley Rail Station	10.53 miles
3	Attleborough Rail Station	11.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	55.95 miles
2	M11 J10	56.43 miles
3	M11 J11	55.72 miles
4	M11 J13	55.25 miles
5	M11 J14	55.12 miles

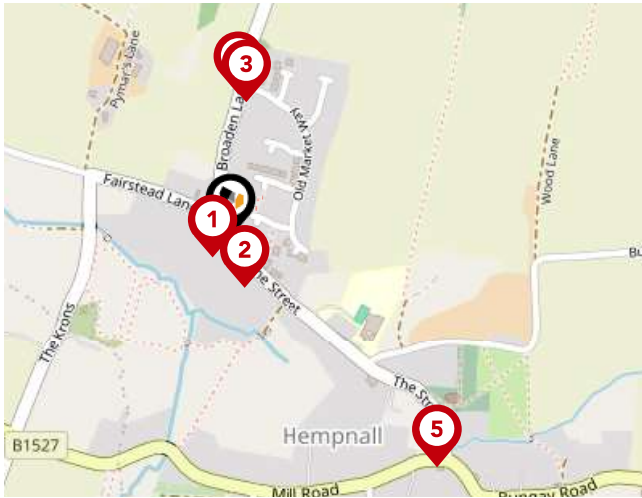


Airports/HELIPADS

Pin	Name	Distance
1	Southend-on-Sea	69.46 miles
2	Manston	80.16 miles
3	Stansted Airport	61.07 miles
4	Luton Airport	83 miles

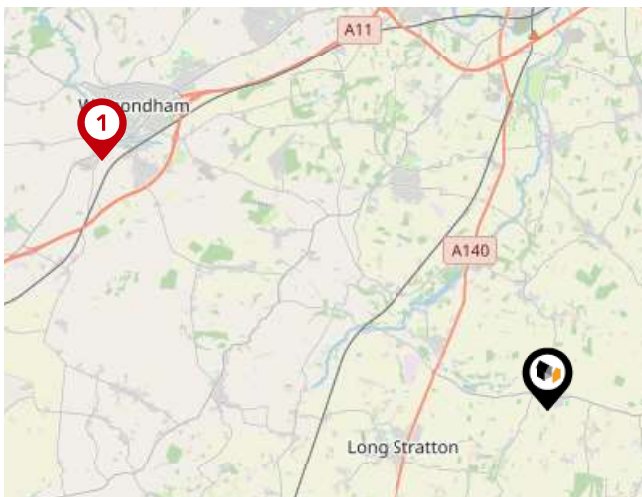
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	War Memorial	0.03 miles
2	War Memorial	0.06 miles
3	Broaden Lane	0.15 miles
4	Broaden Lane	0.16 miles
5	Bus Shelter	0.35 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	9.21 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	11.36 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.

Whittleby 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 Whittleby 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 Whittleby 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.



[/whittlebyparishmanagementltd](#)



[/whittlebyparish](#)



[/whittlebyparish/?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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Whittley Parish | Long Stratton

Beatrix Potter Cottage The Street Long
Stratton NR15 2XJ
01508 531331
rachel@whittleyparish.com
www.whittleyparish.com

