

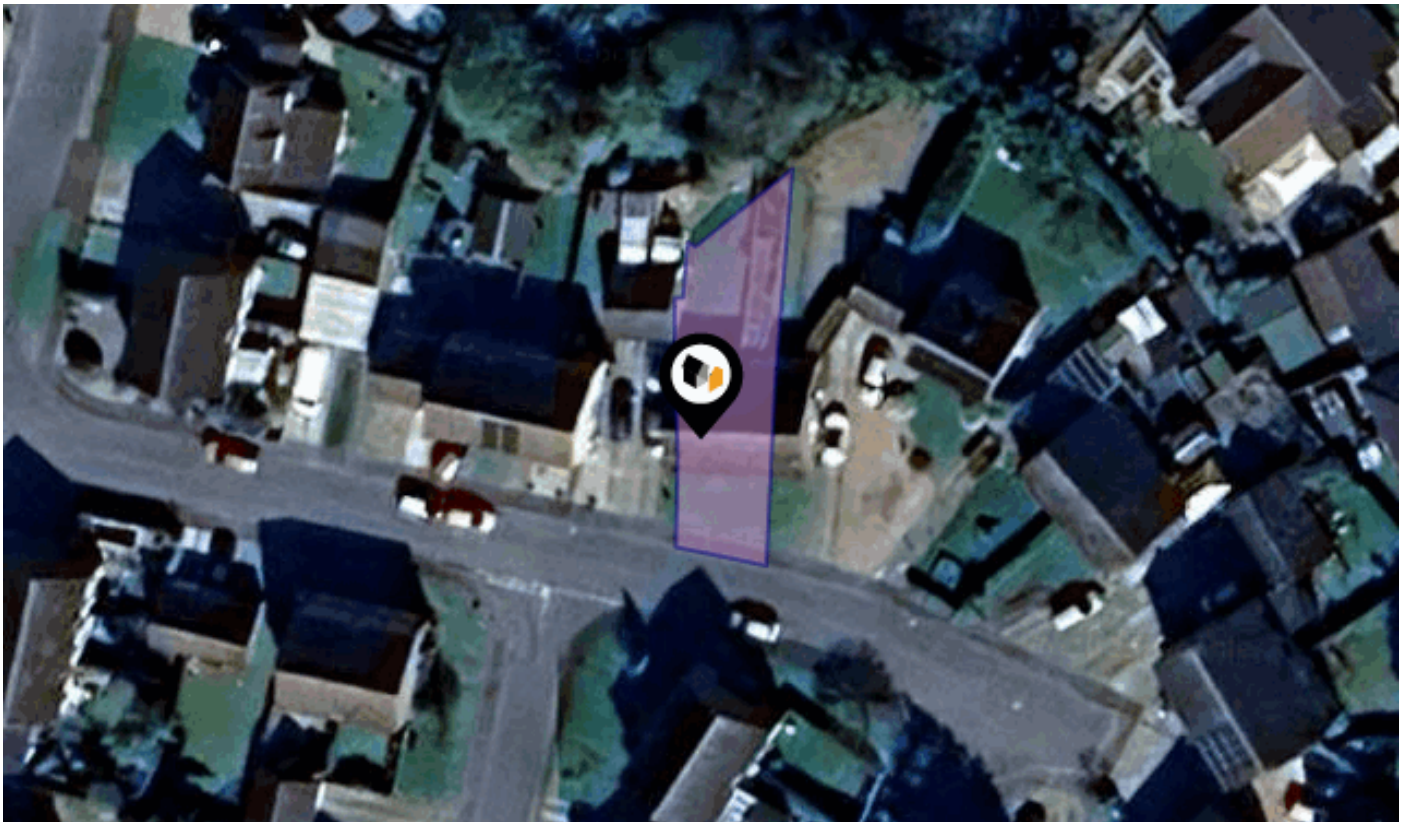


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th November 2025



NICHOLLS WAY, DISS, IP22

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

<https://www.whittleyparish.com/>



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aprift
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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	355 ft ² / 33 m ²		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,842		
Title Number:	NK47520		

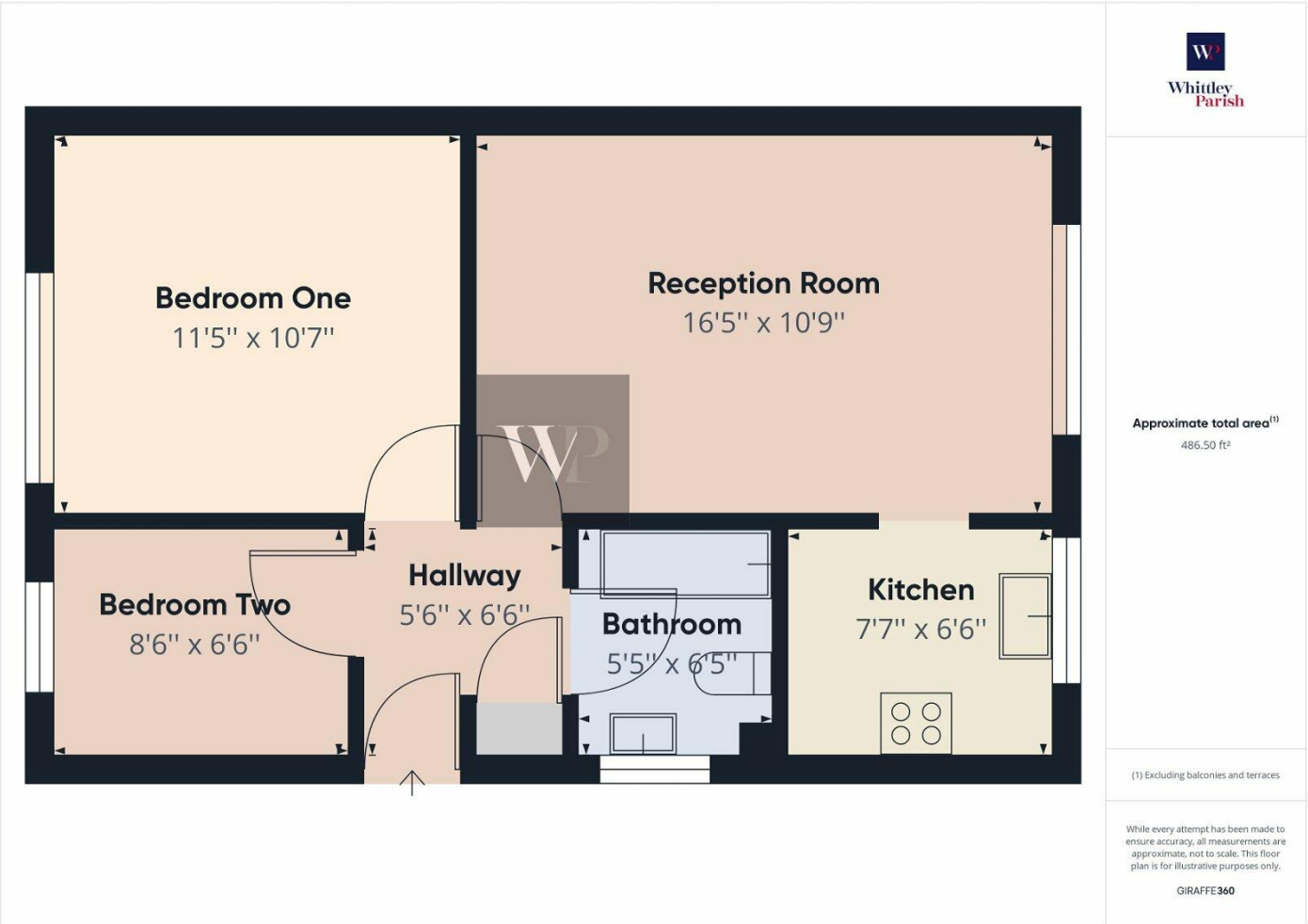
Local Area

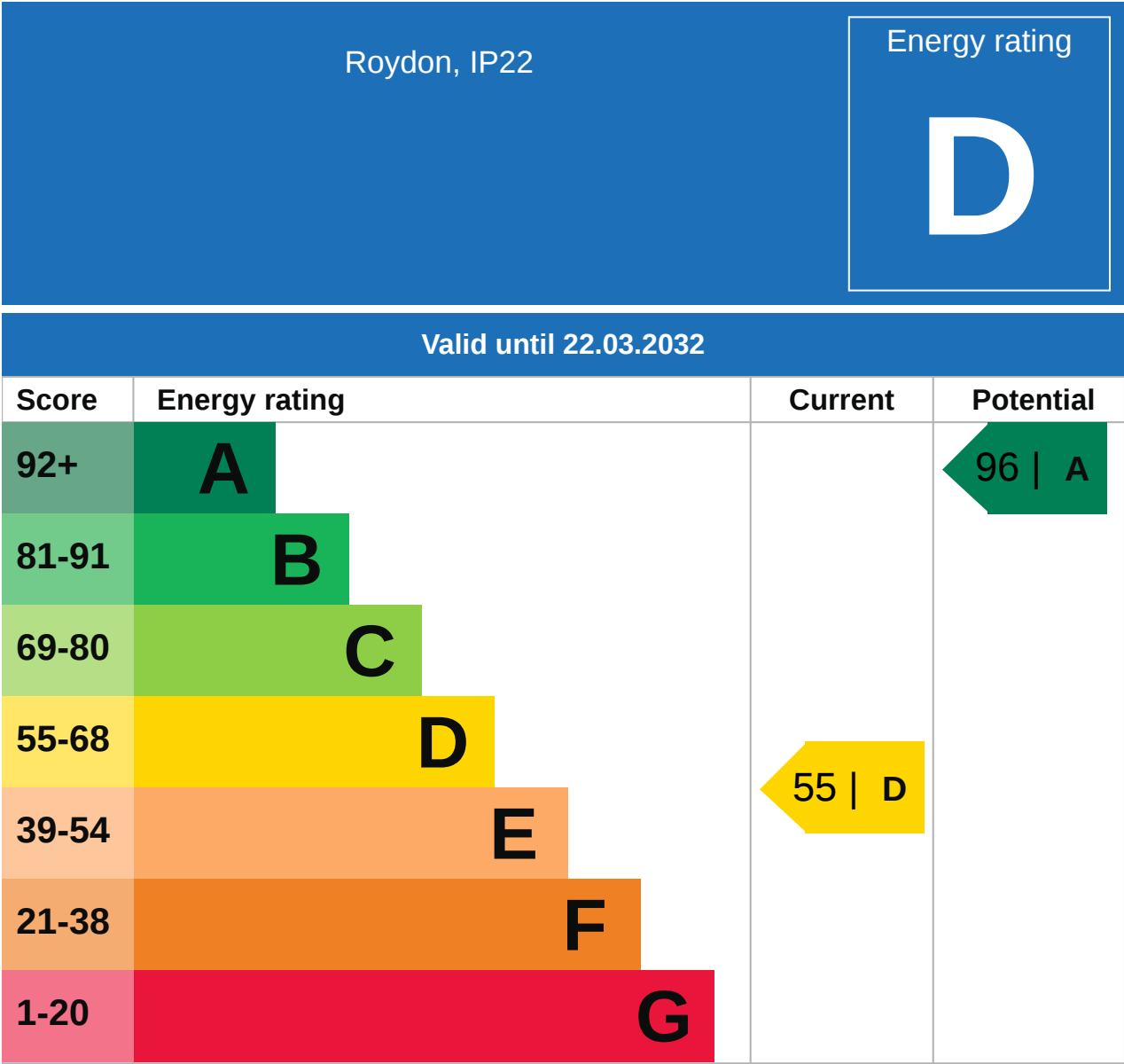
Local Authority:	South norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	8	53	-
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O	sky
				





NICHOLLS WAY, DISS, IP22







Additional EPC Data

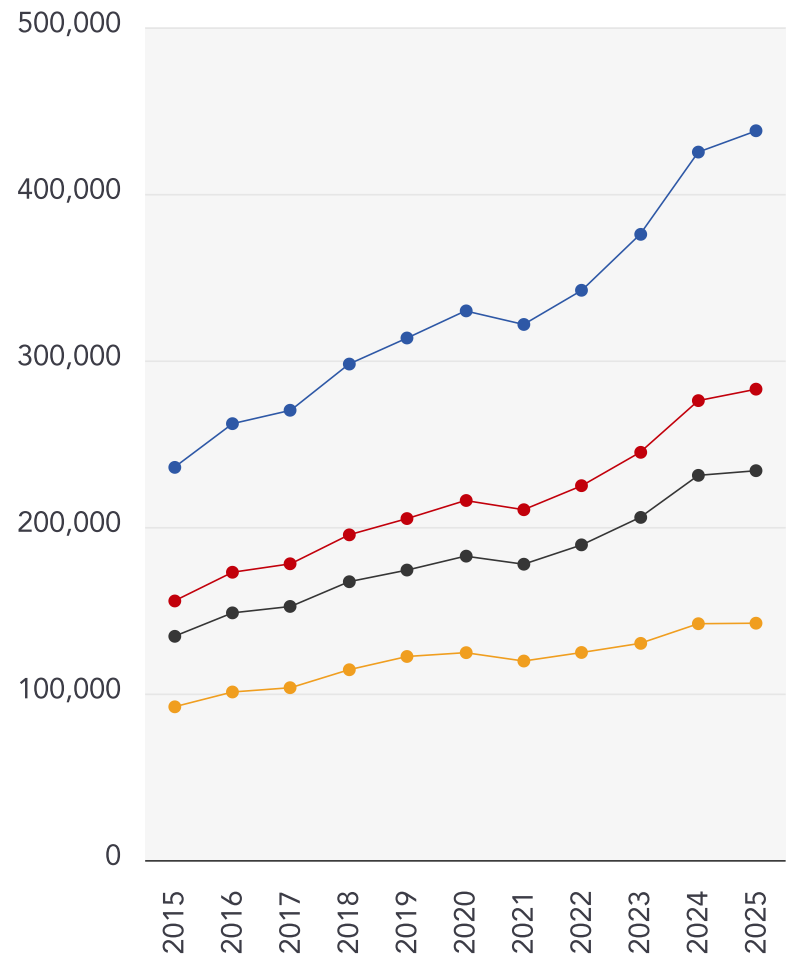
Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	33 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP22



Detached

+85.73%

Semi-Detached

+81.75%

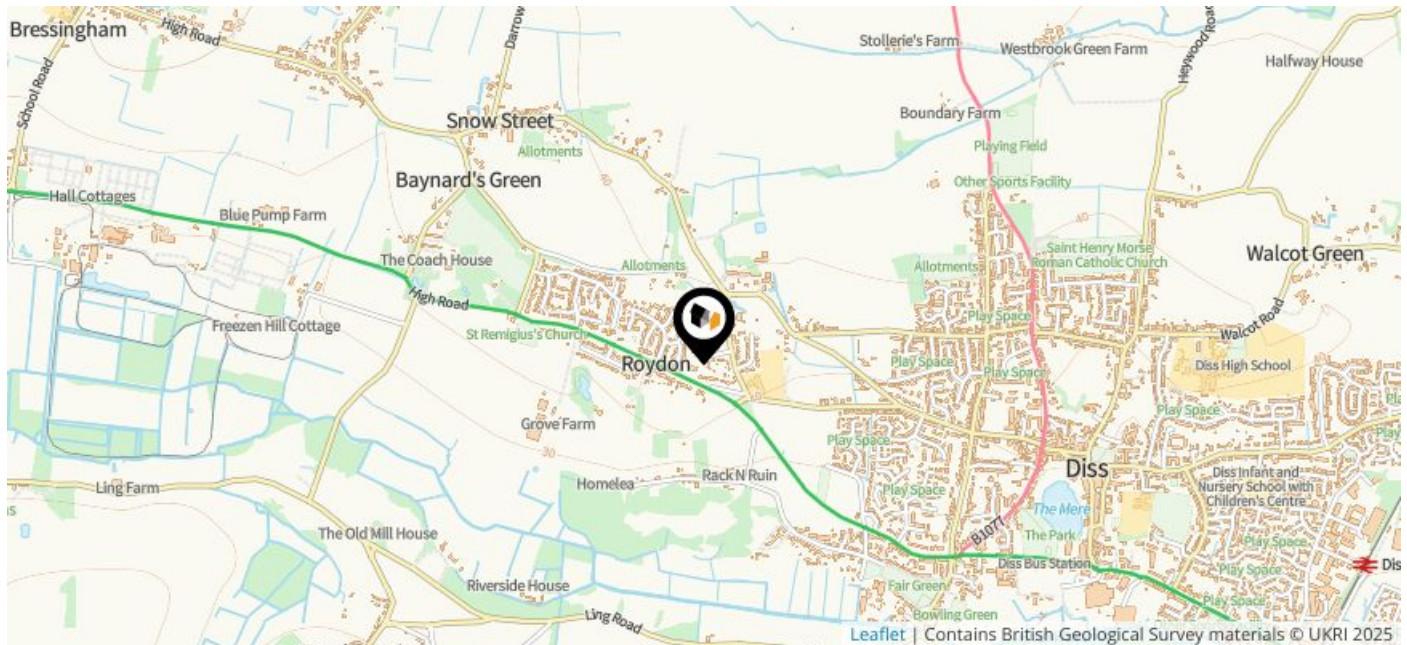
Terraced

+74.03%

Flat

+54.55%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

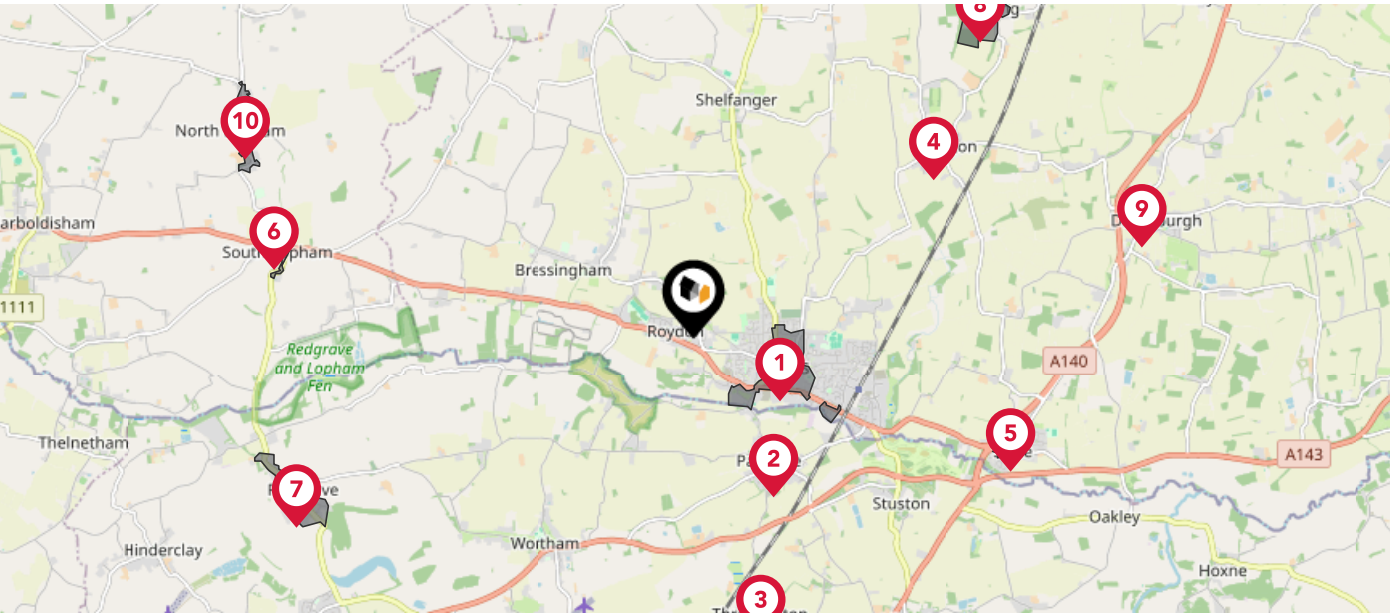
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



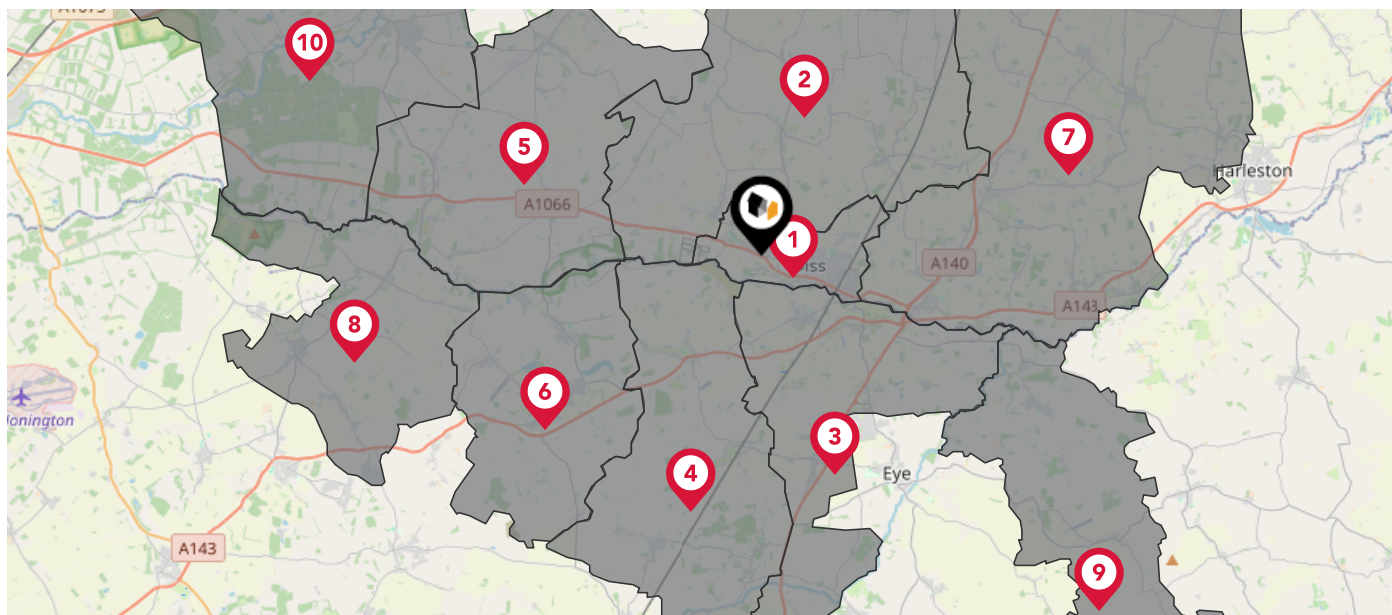
Nearby Conservation Areas	
1	Diss
2	Palgrave
3	Thrandeston
4	Burston
5	Scole
6	South Lopham
7	Redgrave
8	Gissing
9	Dickleburgh
10	North Lopham

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Diss & Roydon Ward



Bressingham & Burston Ward



Palgrave Ward



Gislingham Ward



Guiltcross Ward



Rickinghall Ward



Beck Vale, Dickleburgh & Scole Ward



Barningham Ward

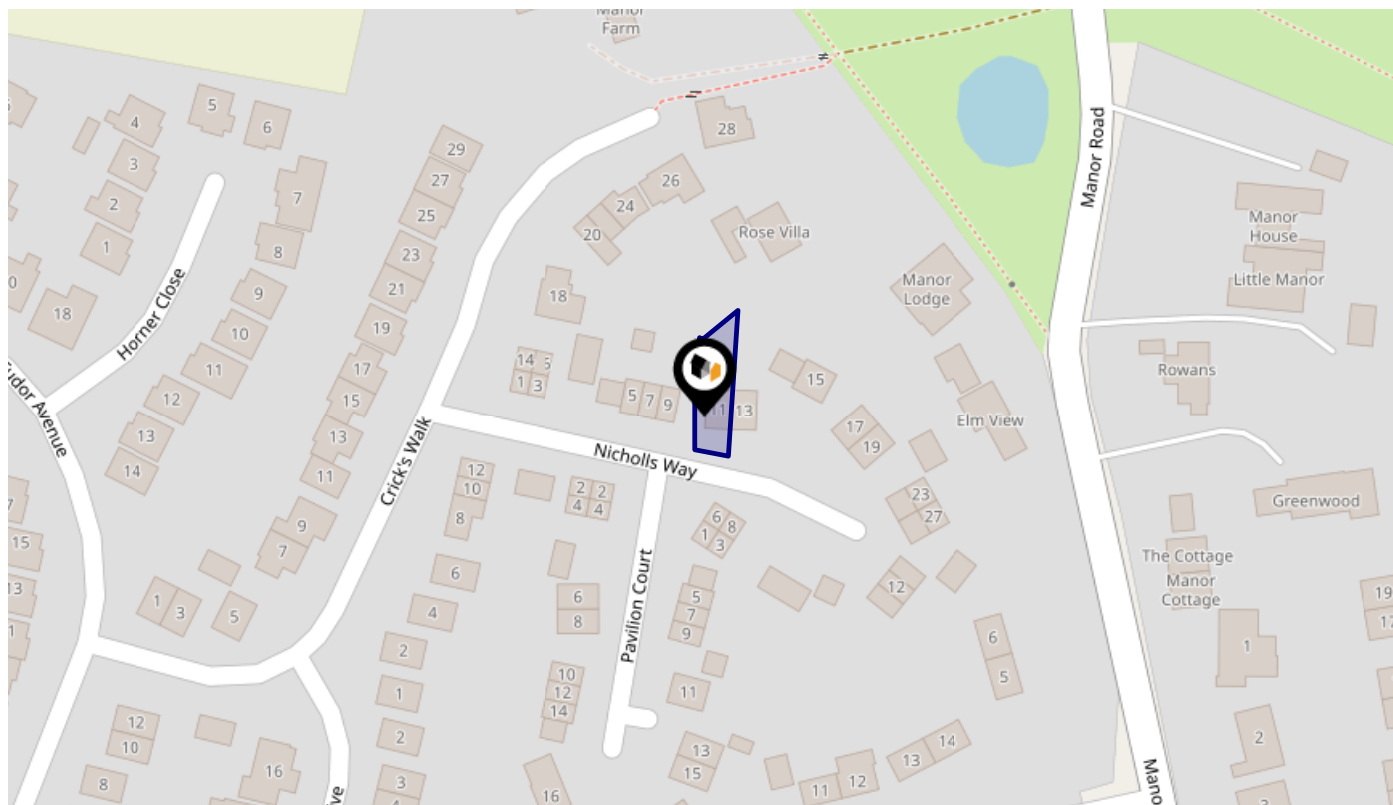


Hoxne & Worlingworth Ward



Harling & Heathlands Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

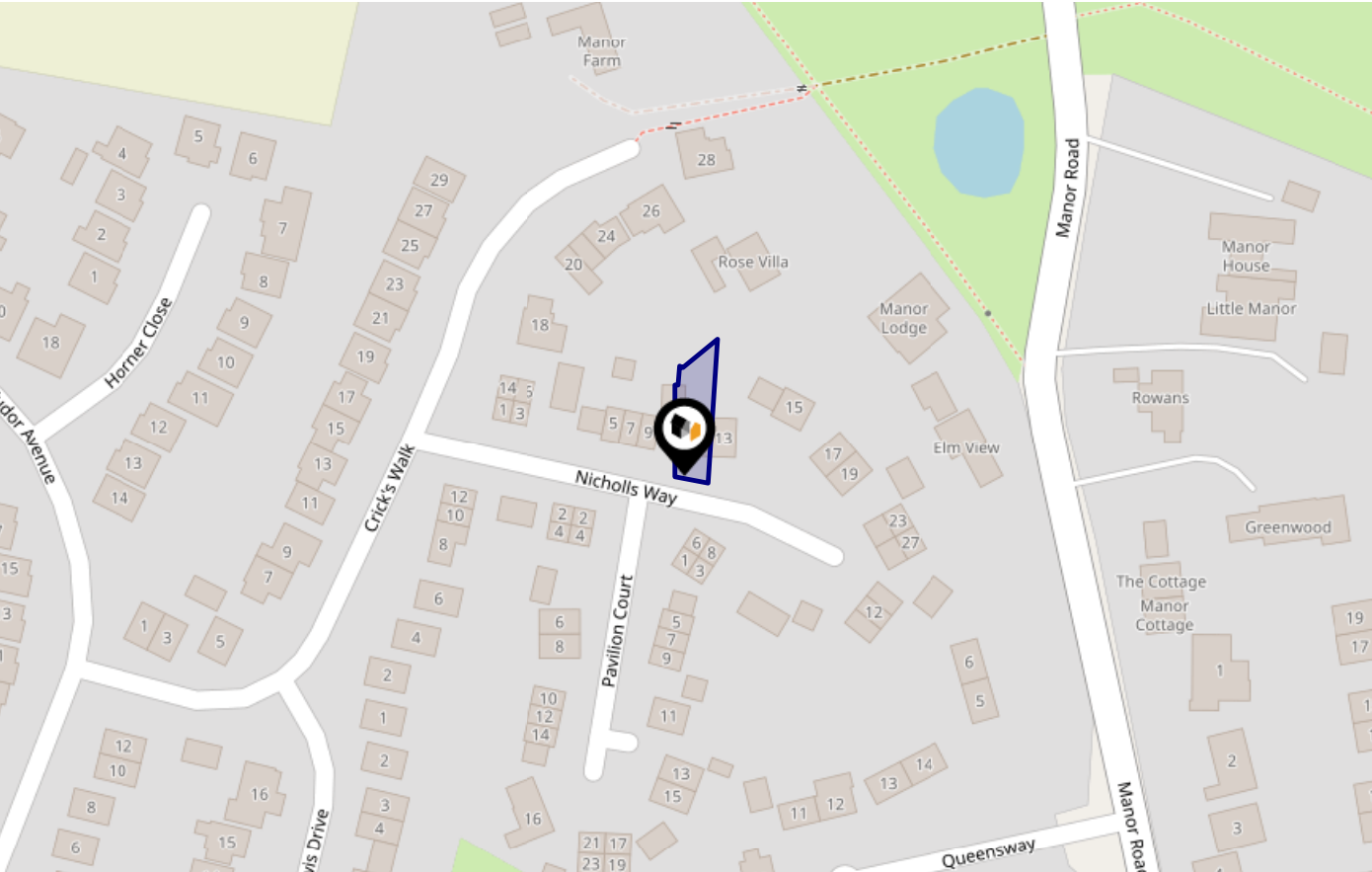
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

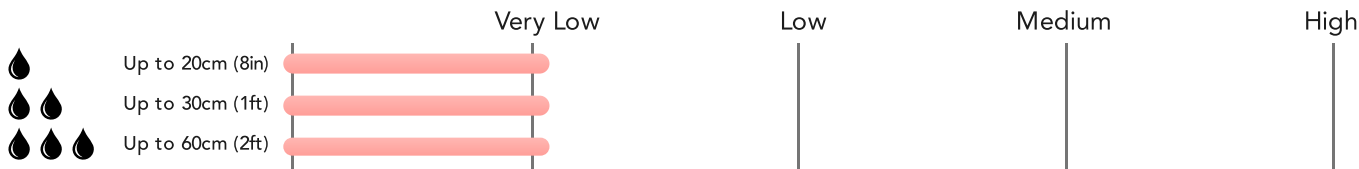


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

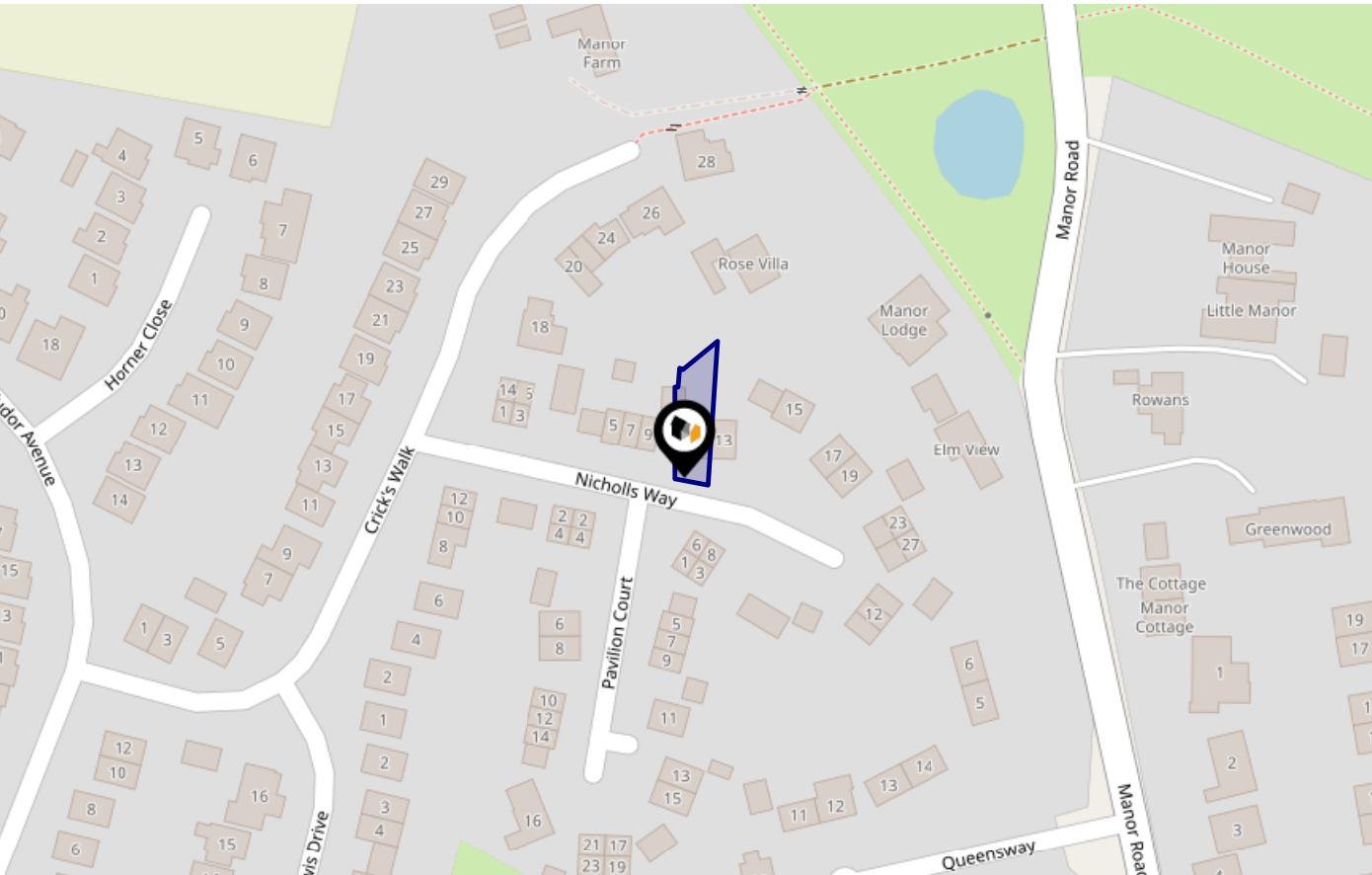


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

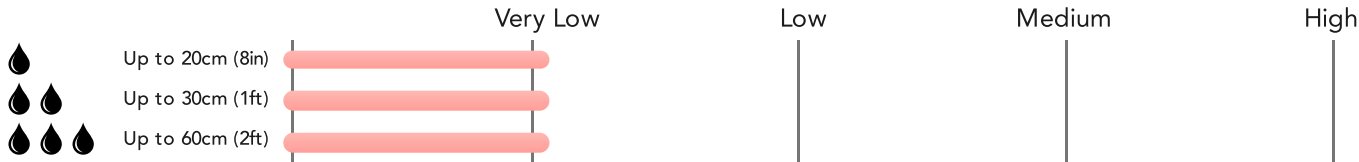


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Chance of flooding to the following depths at this property:

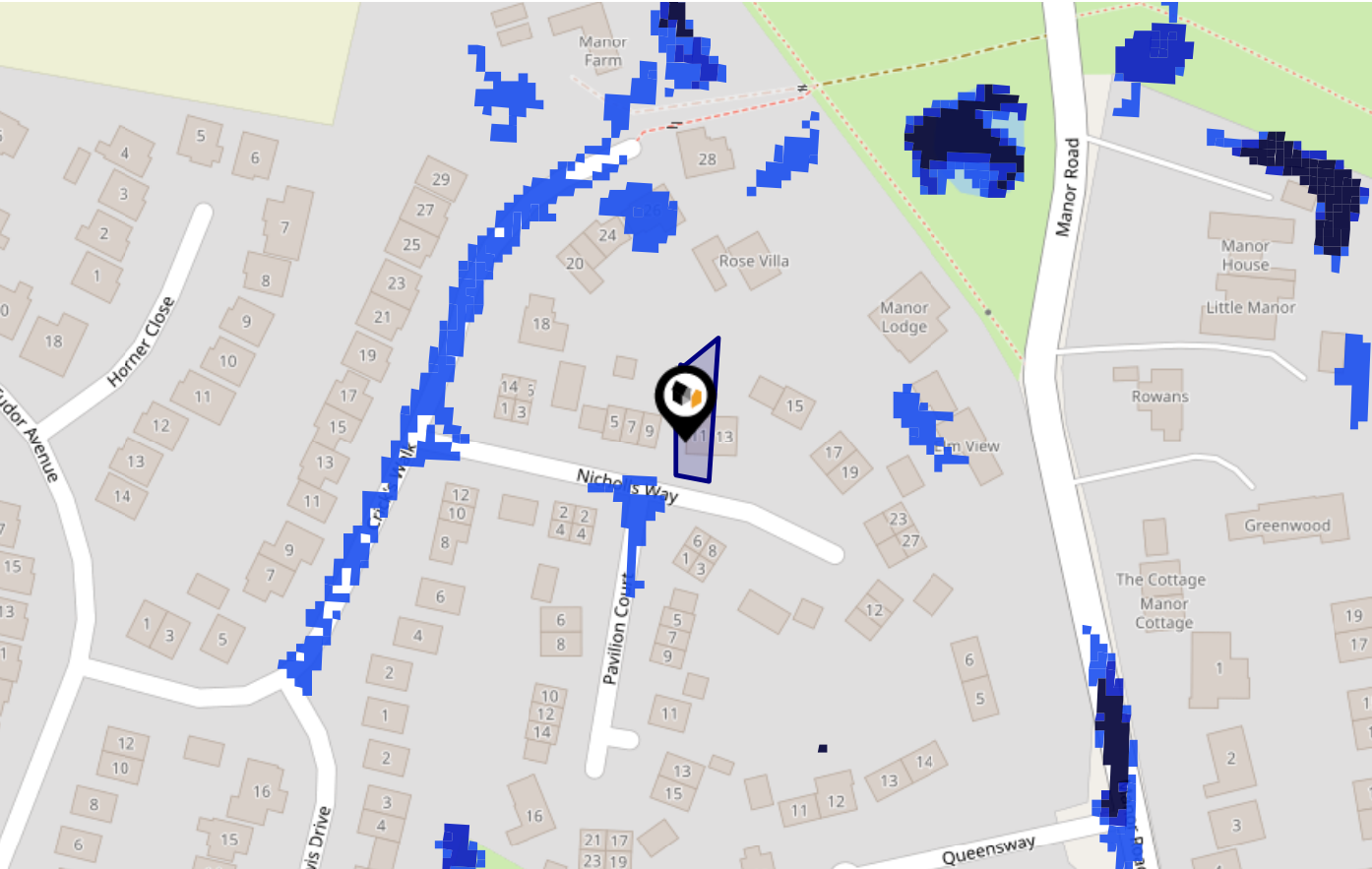


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

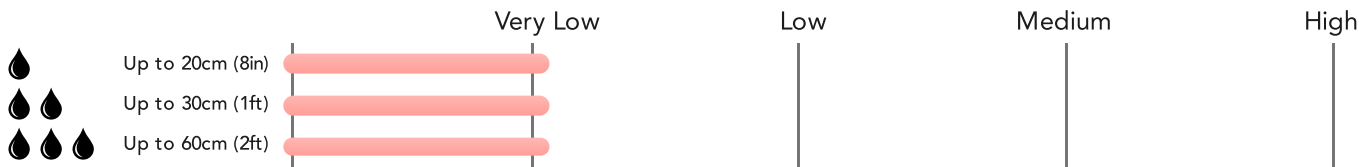


Risk Rating: Very low

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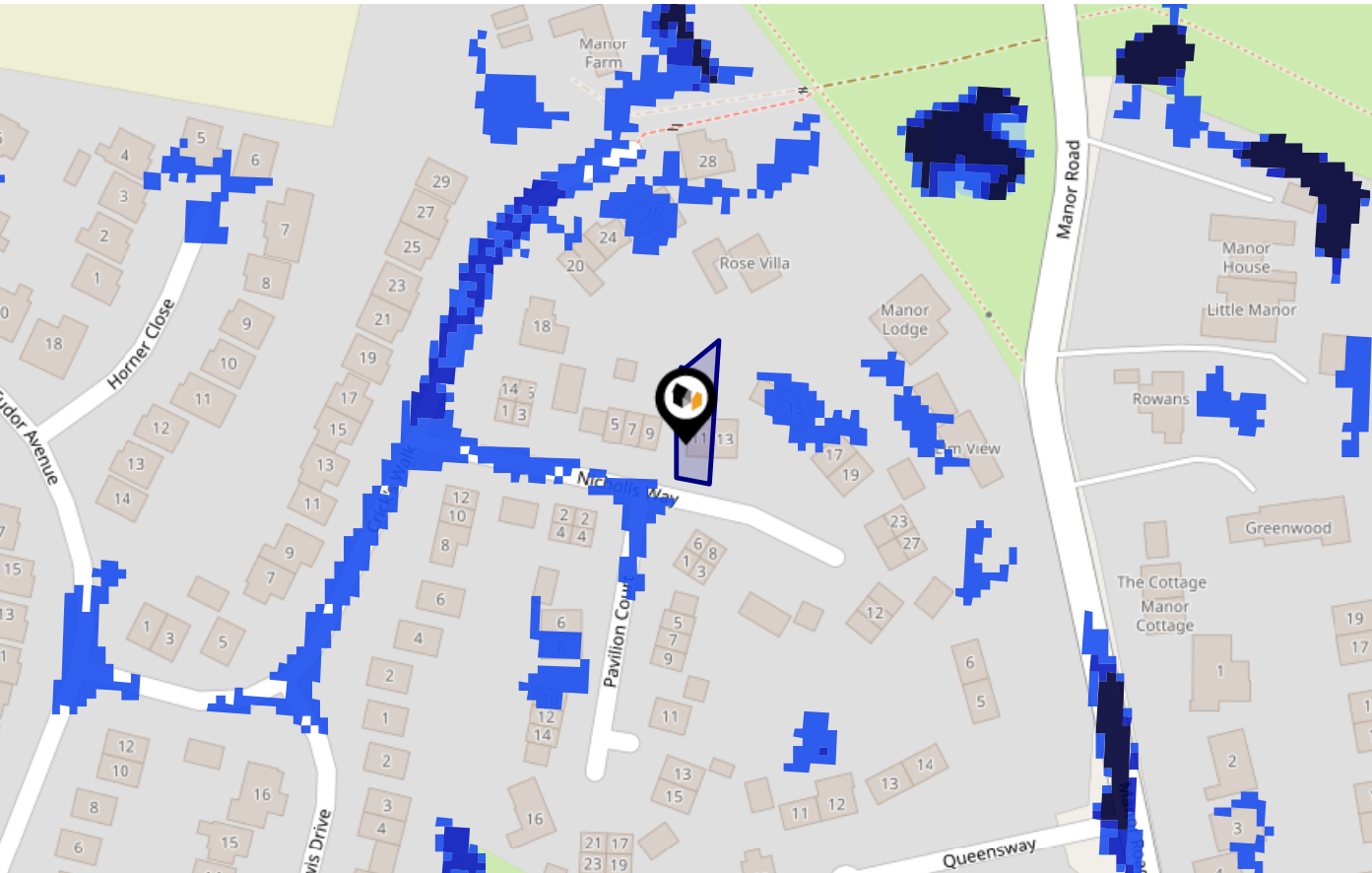


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

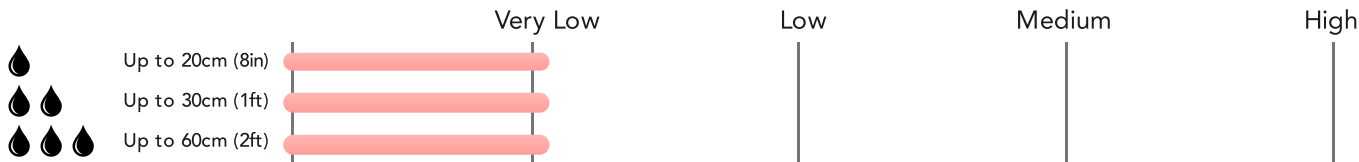


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

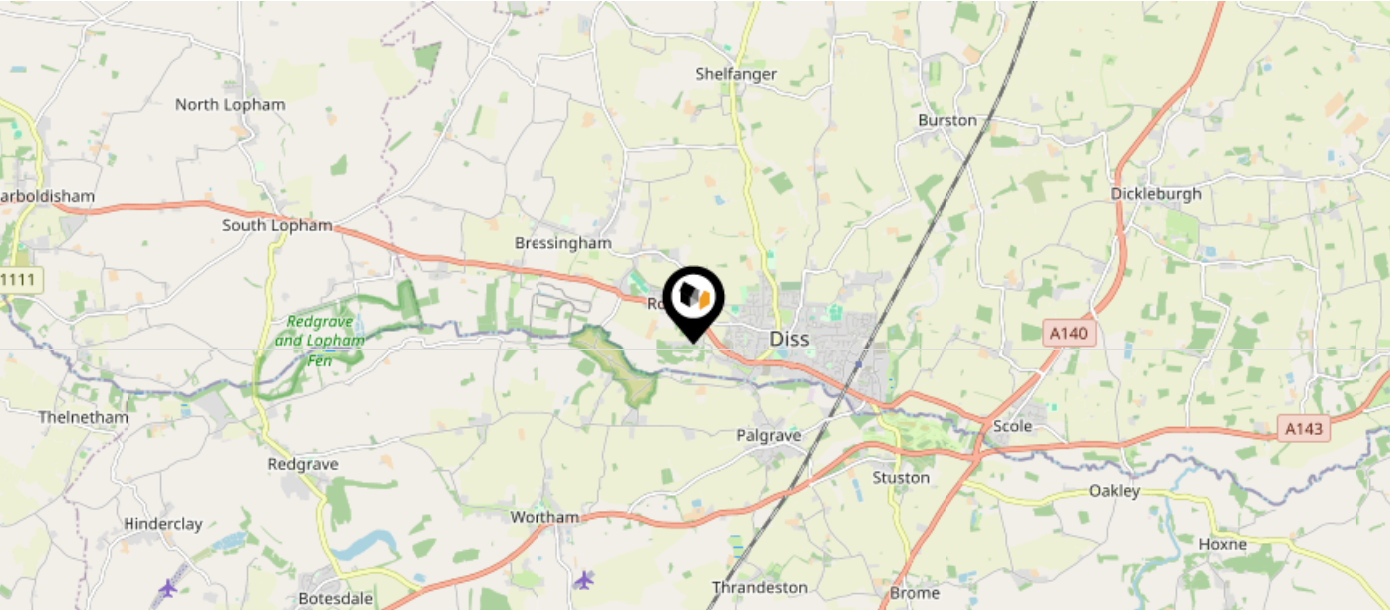
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:





This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

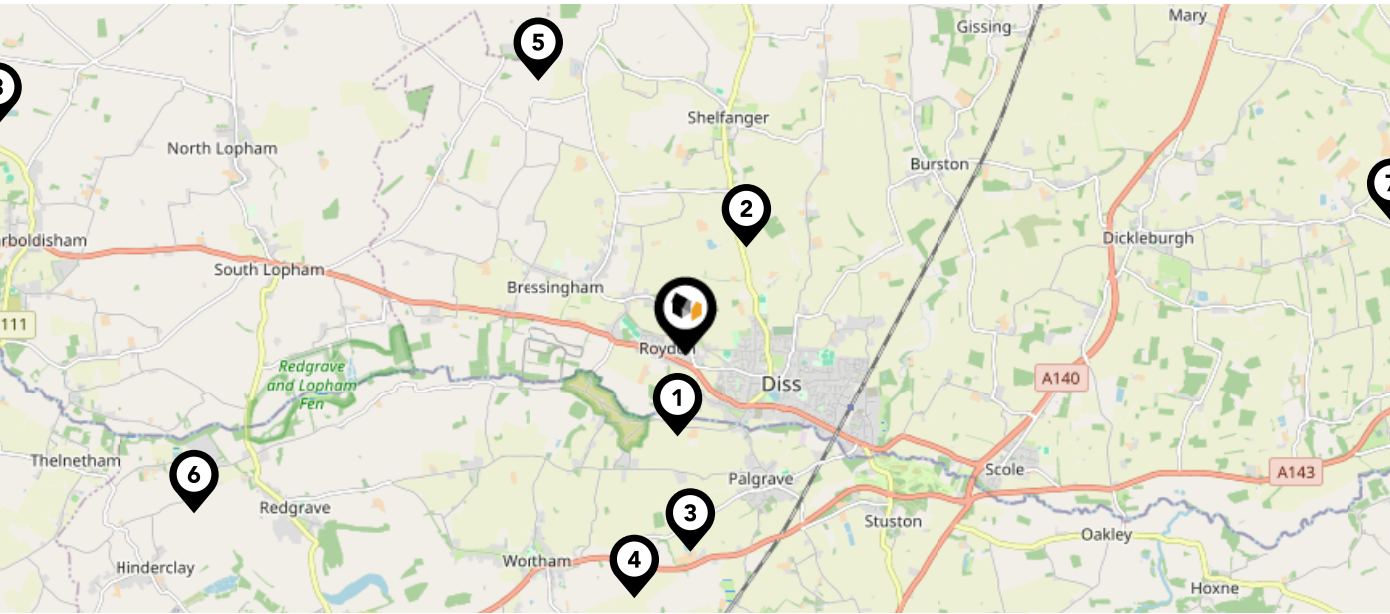
No data available.

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



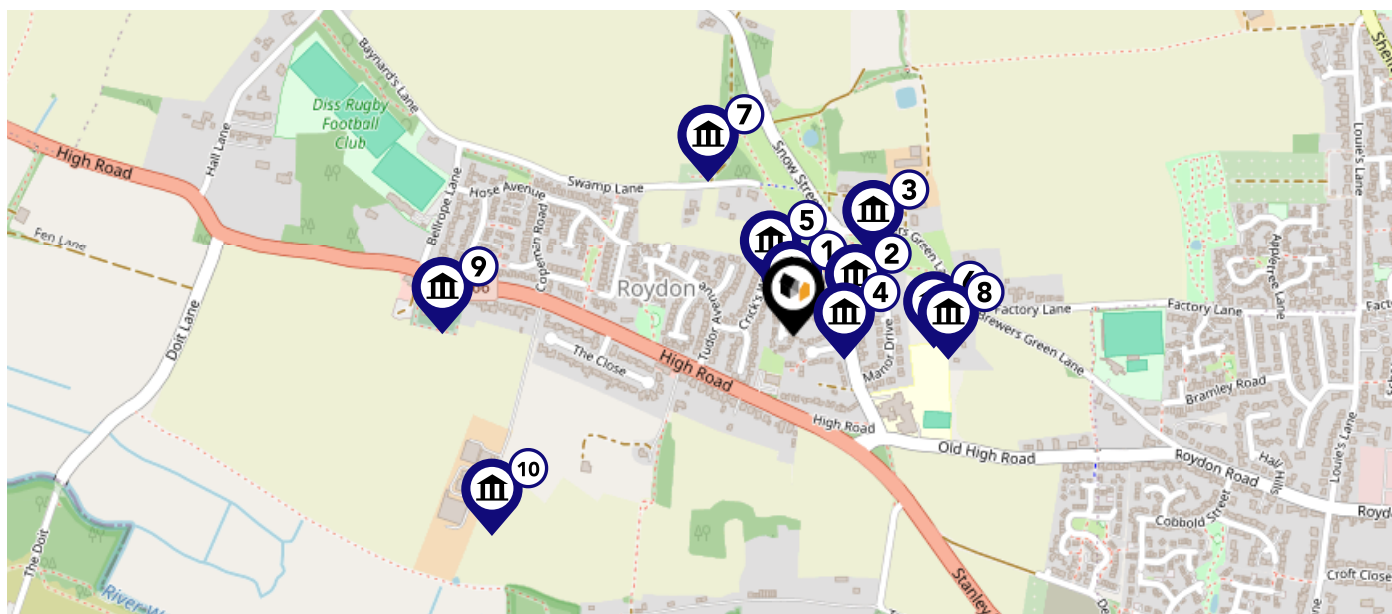
Nearby Landfill Sites		
1	Roydon Fen-Roydon, Norfolk	Historic Landfill
2	Near Shelfhanger Road (B1077)-Diss, Norfolk	Historic Landfill
3	Rookery Farm-Rookery Farm, Wortham	Historic Landfill
4	Rookery Farm-Rookery Farm, Wortham	Historic Landfill
5	Former Air field-Fersfield Drive, Norfolk	Historic Landfill
6	Redgrave Road-Hinderclay	Historic Landfill
7	Furze Green - South Green-Dickleburgh	Historic Landfill
8	EA/EPR/NP3899NS/A001	Active Landfill

Maps

Listed Buildings



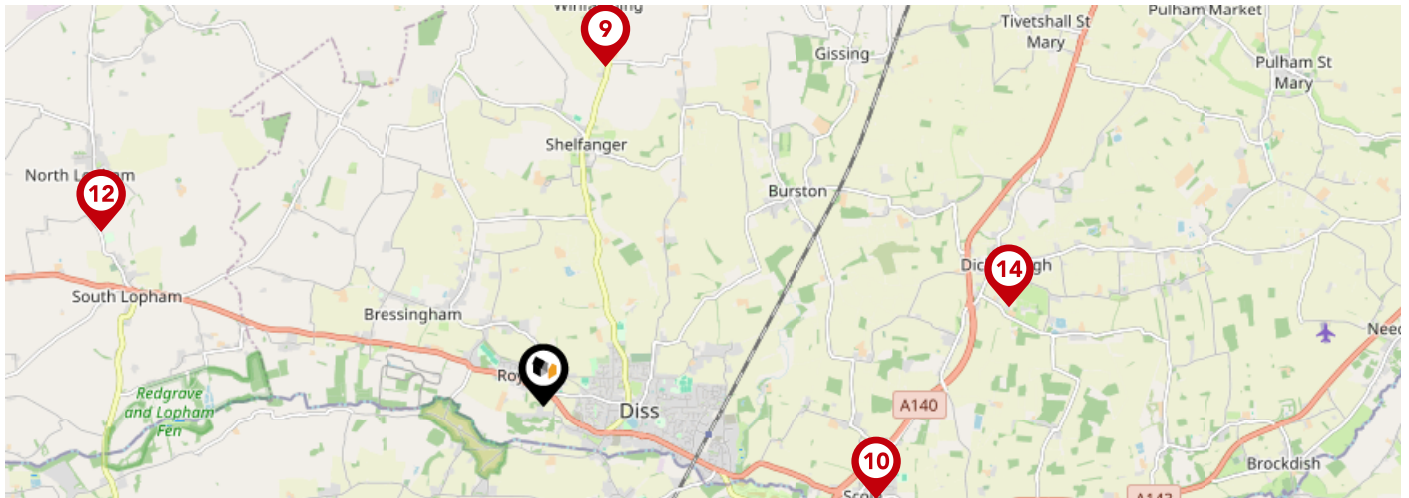
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1050235 - Rose Villa	Grade II	0.0 miles
 1303886 - Little Manor Middle Manor The Manor House	Grade II	0.1 miles
 1050233 - The Poplars	Grade II	0.1 miles
 1050273 - Manor Cottage The Cottage	Grade II	0.1 miles
 1373309 - Manor Farmhouse	Grade II	0.1 miles
 1050232 - North House	Grade II	0.2 miles
 1050234 - Bethany	Grade II	0.2 miles
 1373308 - The Pheasantry	Grade II	0.2 miles
 1455938 - Roydon War Memorial	Grade II	0.4 miles
 1050236 - Grove Farmhouse	Grade II	0.4 miles



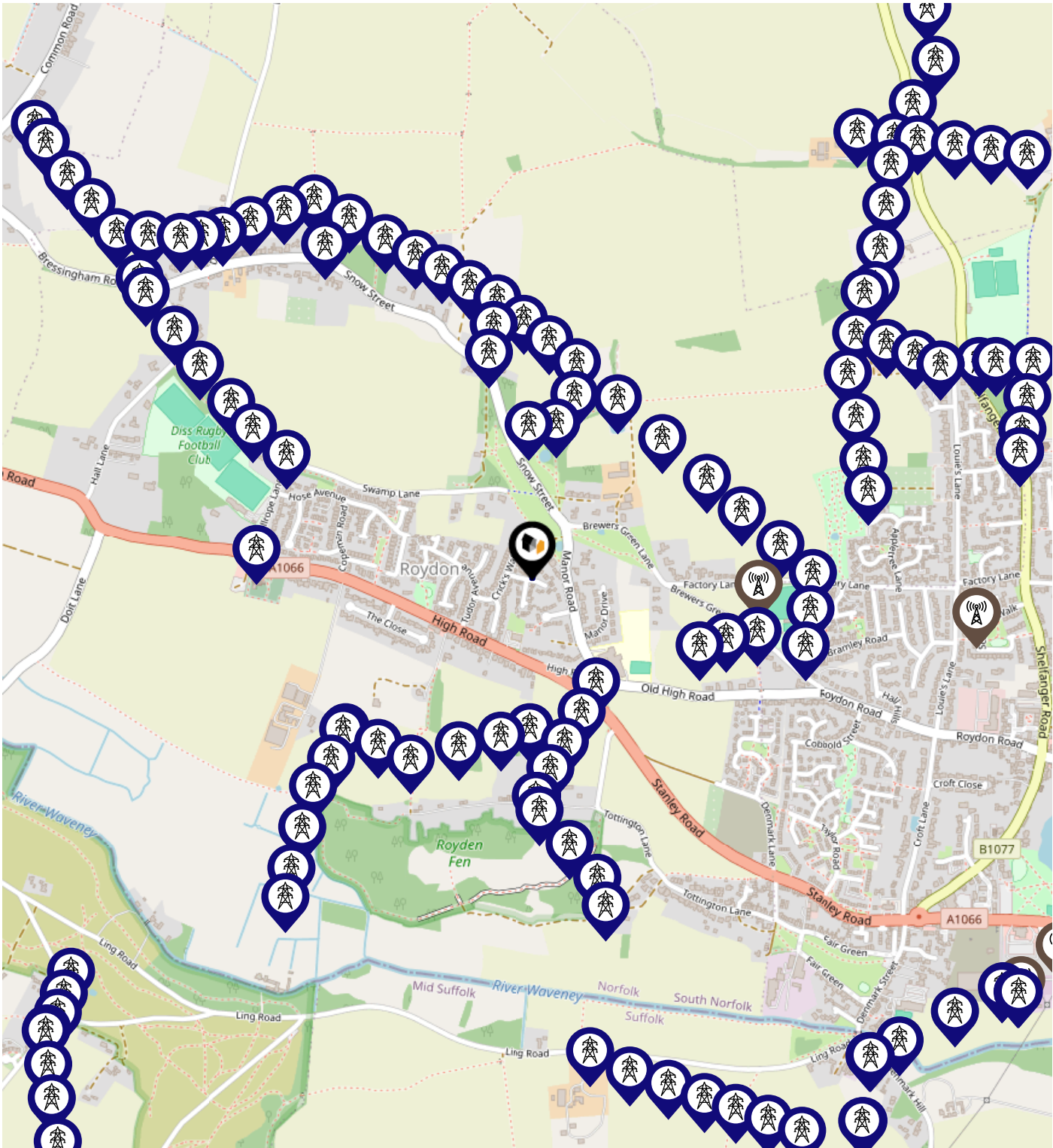
		Nursery	Primary	Secondary	College	Private
1	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:0.1	☐	☒	☐	☐	☐
2	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:1.06	☐	☒	☐	☐	☐
3	Diss High School Ofsted Rating: Good Pupils: 941 Distance:1.14	☐	☐	☒	☐	☐
4	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:1.22	☐	☒	☐	☐	☐
5	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:1.39	☐	☒	☐	☐	☐
6	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:1.59	☐	☒	☐	☐	☐
7	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.46	☐	☒	☐	☐	☐
8	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:2.83	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:3.13	☐	☒	☐	☐	☐
	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:3.14	☐	☒	☐	☐	☐
	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:3.71	☐	☒	☐	☐	☐
	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:4.29	☐	☒	☐	☐	☐
	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:4.32	☐	☒	☐	☐	☐
	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:4.32	☐	☒	☐	☐	☐
	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:4.54	☐	☐	☒	☐	☐
	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:4.92	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

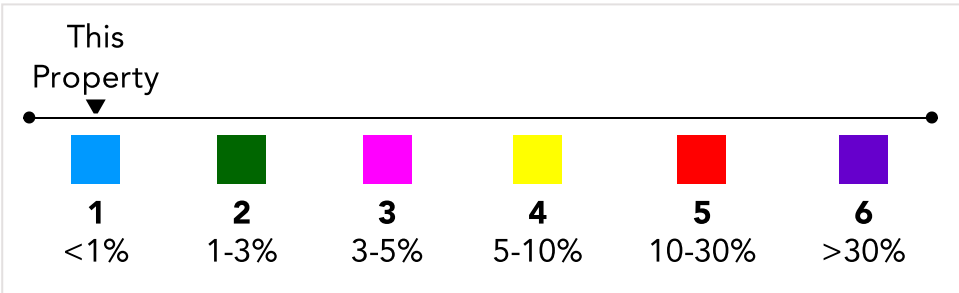
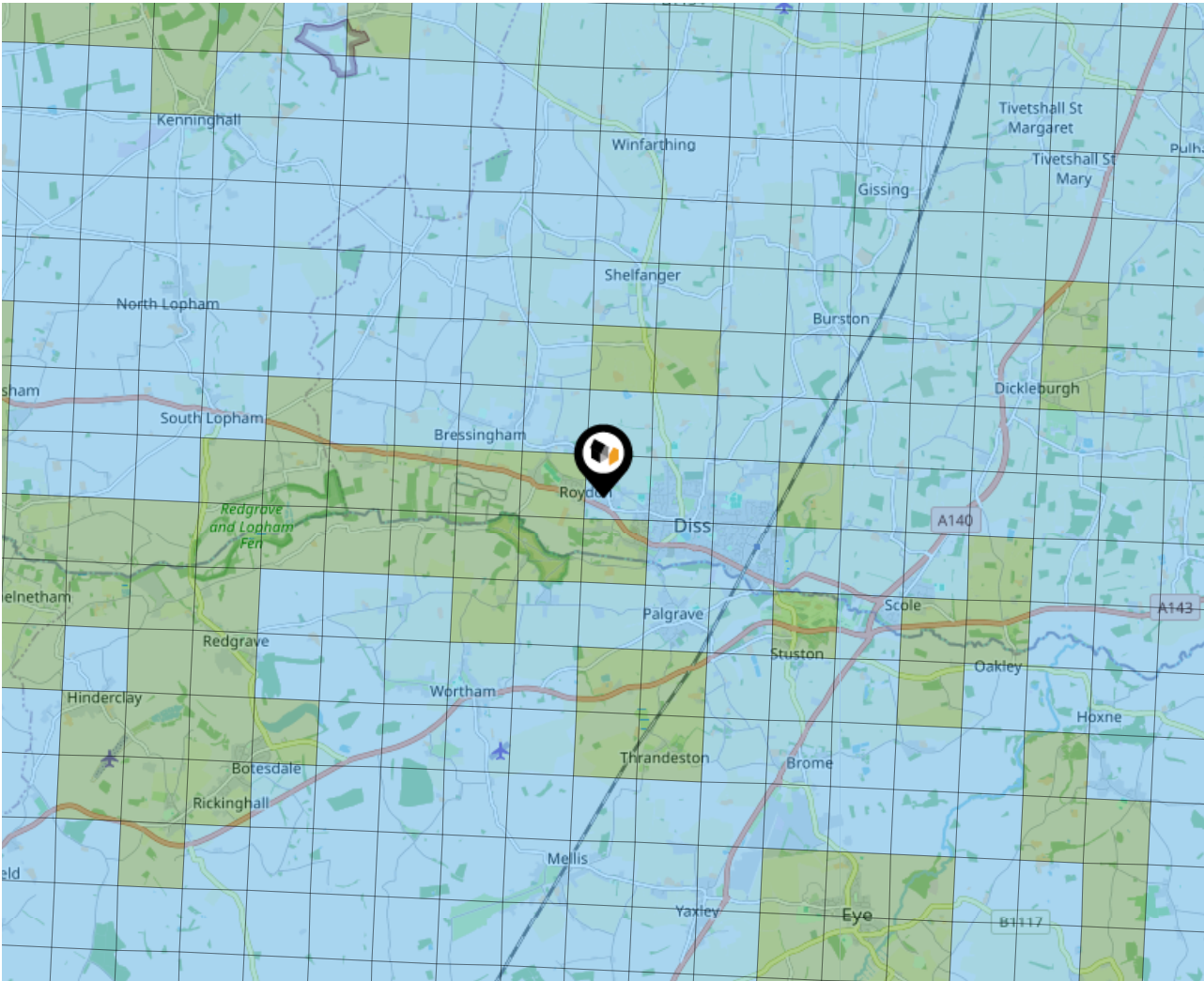


Key:

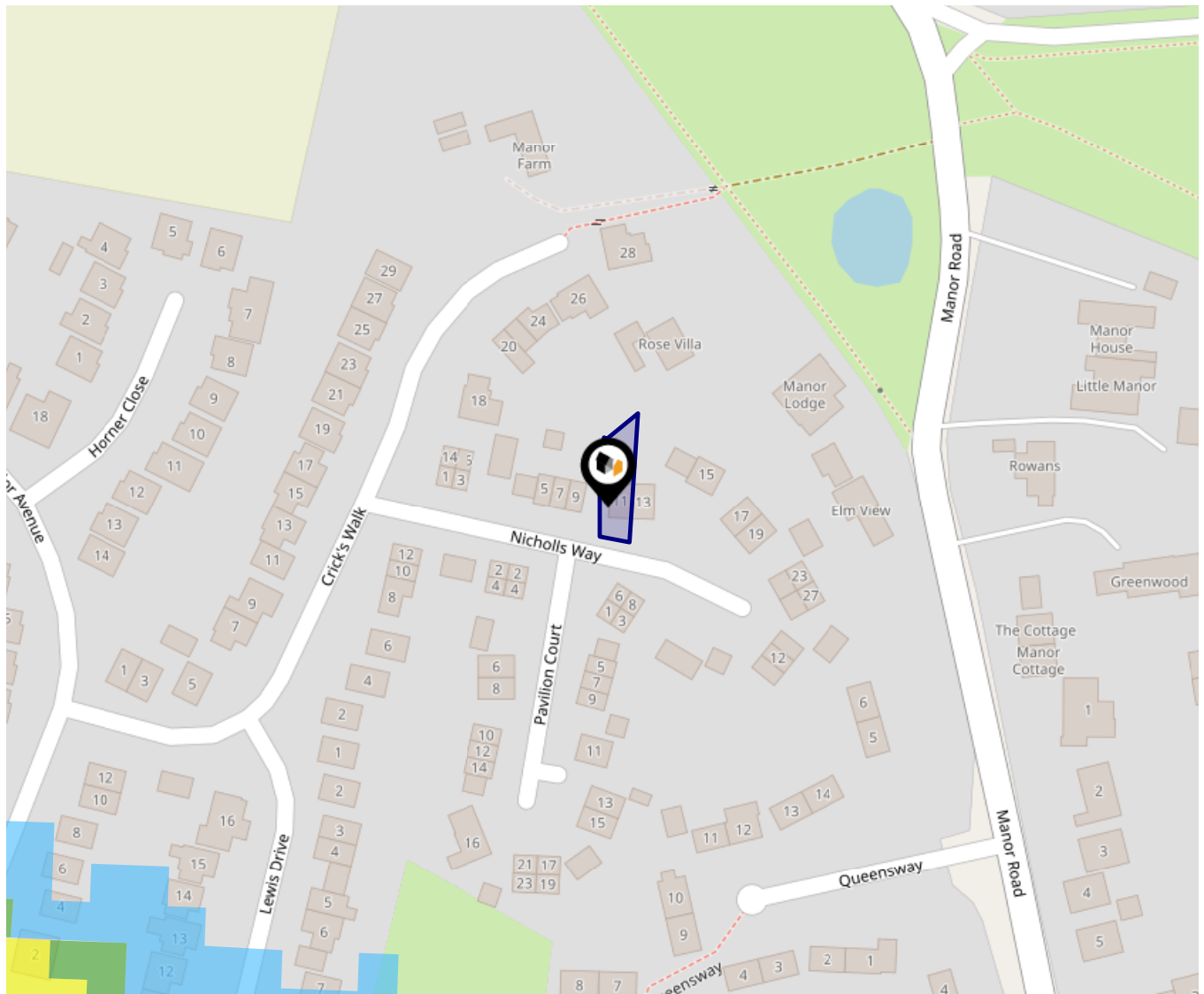
- Power Pylons
- Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area Road Noise



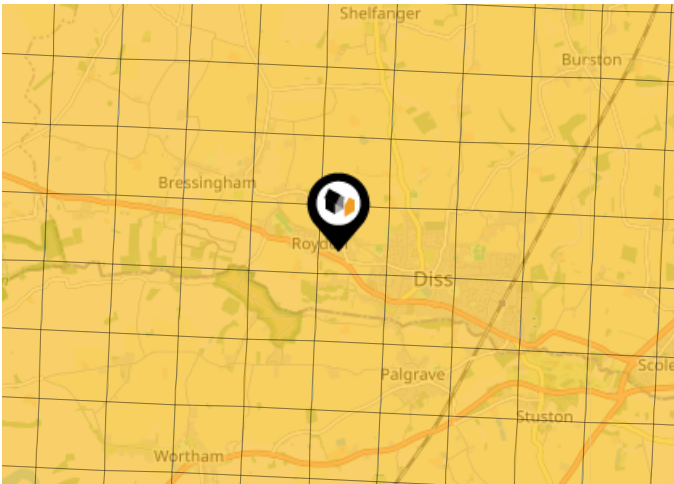
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

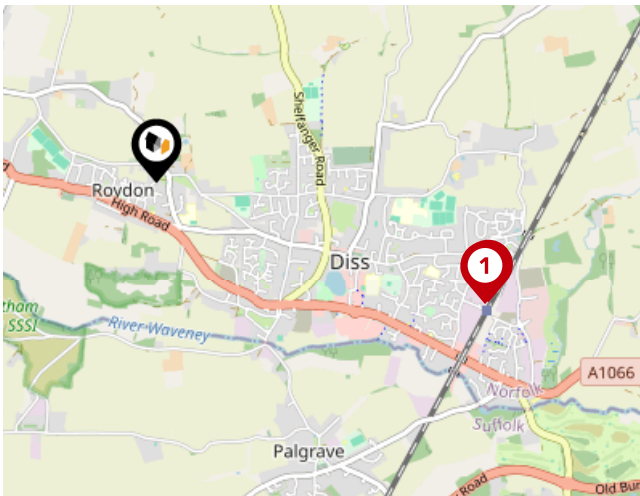


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

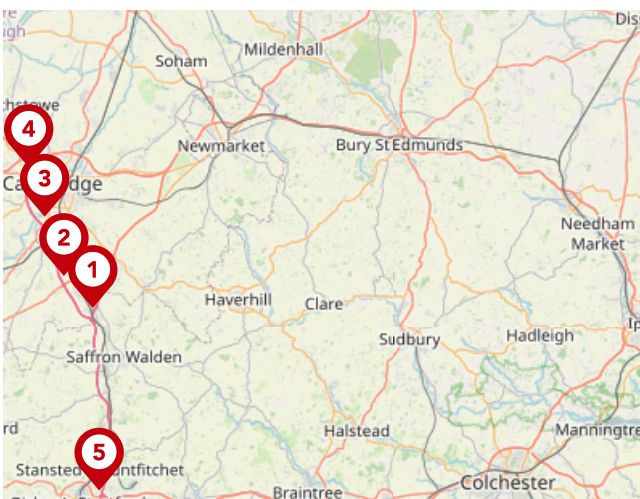
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Diss Rail Station	1.59 miles
	Diss Rail Station	1.59 miles
	Eccles Road Rail Station	7.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	44.08 miles
	M11 J10	44.75 miles
	M11 J11	44.4 miles
	M11 J13	44.32 miles
	M11 J8	51.71 miles

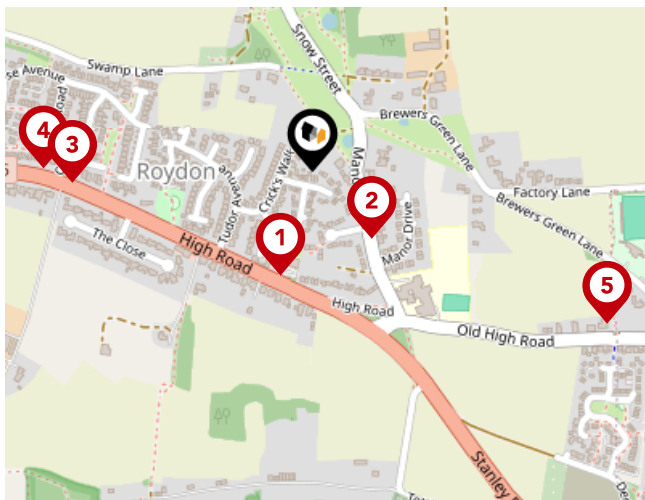


Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	21.49 miles
	Southend-on-Sea	58.55 miles
	Cambridge	40.5 miles
	Stansted Airport	48.87 miles

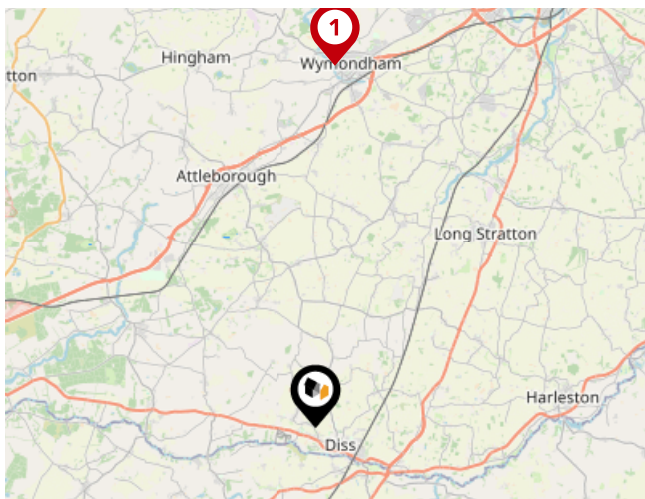
Area

Transport (Local)



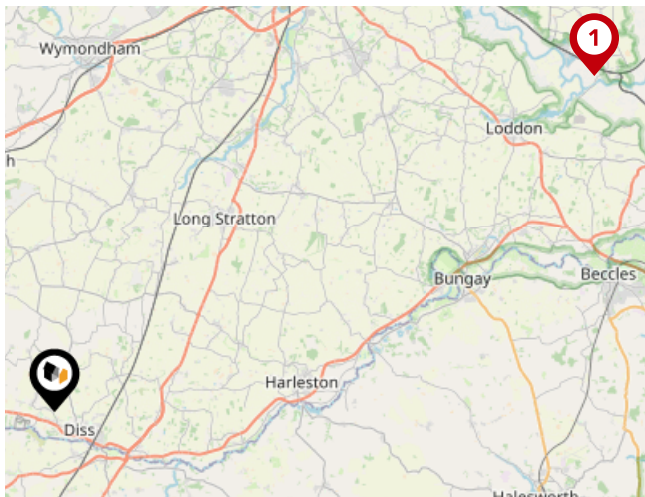
Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.12 miles
2	Manor Drive	0.1 miles
3	Copeman Road	0.27 miles
4	Copeman Road	0.3 miles
5	Greenacres	0.38 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	13.07 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	22.98 miles



Whittley Parish | Diss

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.



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 | Diss

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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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.



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