

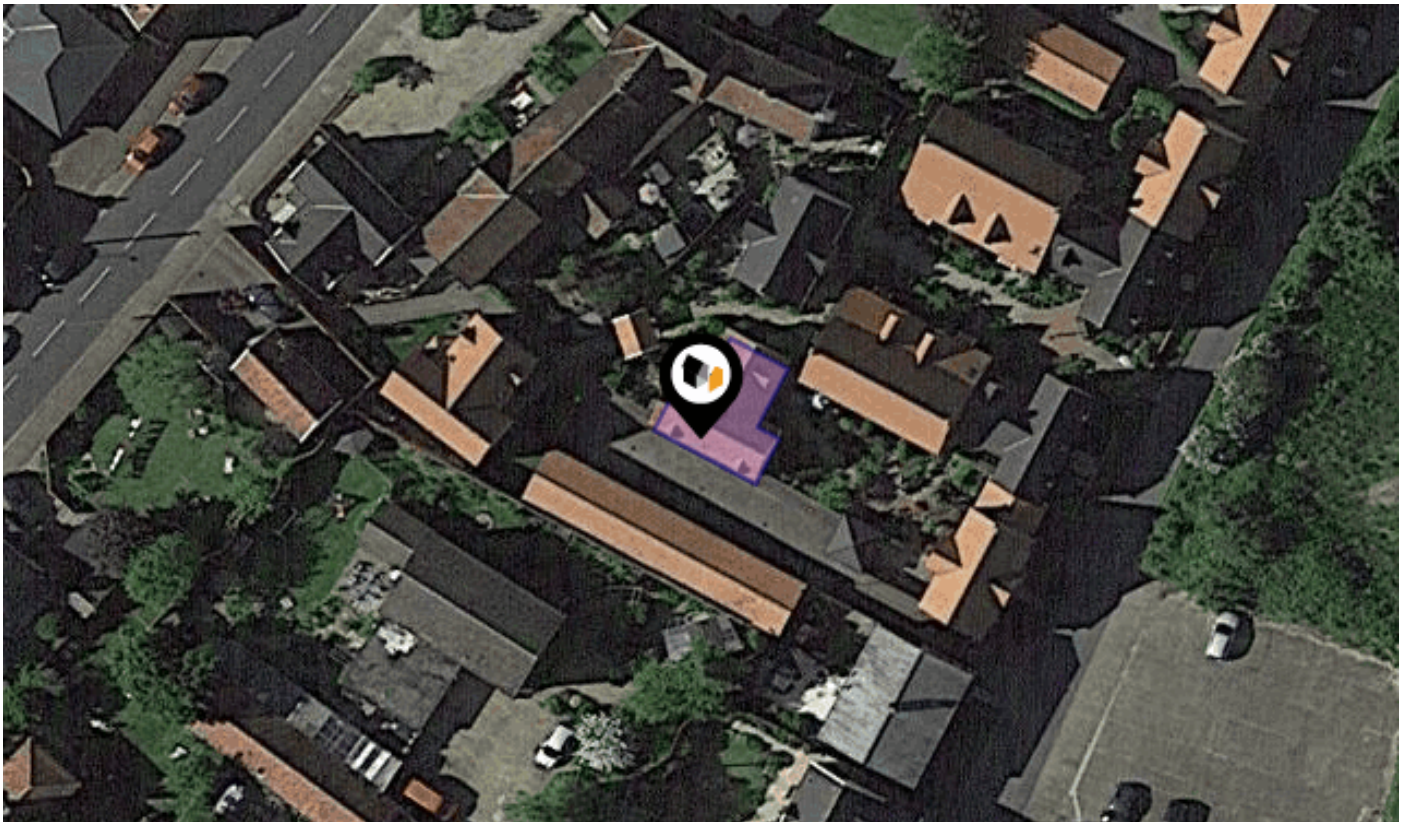


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th August 2024



CHAPEL LANE, BOTESDALE, DISS, IP22

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

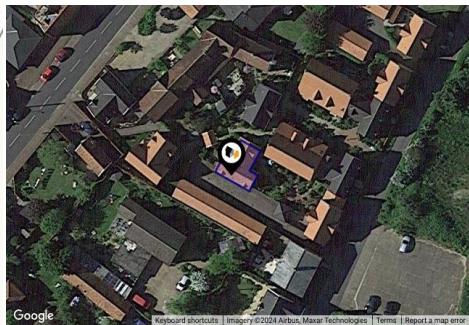
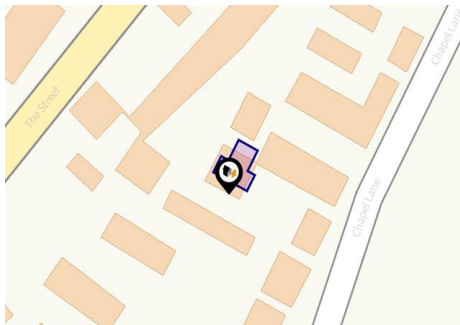
01379640808

admin@whittleyparish.com

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



Property Overview



Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	29/09/2009
Floor Area:	1,108 ft ² / 103 m ²	End Date:	01/01/2307
Plot Area:	0.02 acres	Lease Term:	299 years from 1 January 2008
Year Built :	2009	Term Remaining:	282 years
Council Tax :	Band C		
Annual Estimate:	£1,877		
Title Number:	SK319777		

Local Area

Local Authority:	Suffolk
Conservation Area:	Botesdale
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Chapel Lane, Botesdale, Diss, IP22*

Reference - DC/19/05295	
Decision:	Decided
Date:	11th November 2019
Description:	Application for works to trees in Conservation Area - Fell 1No tree to rear.

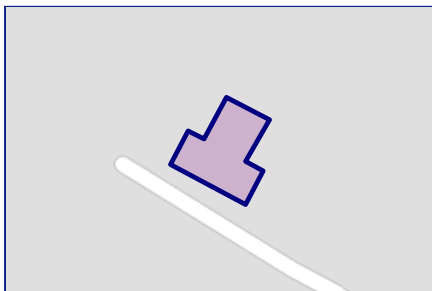


Freehold Title Plan



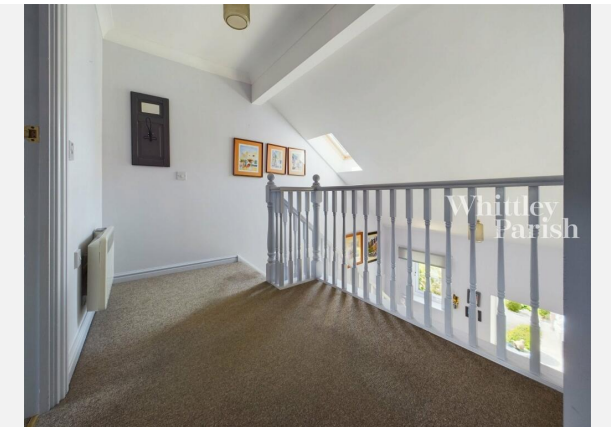
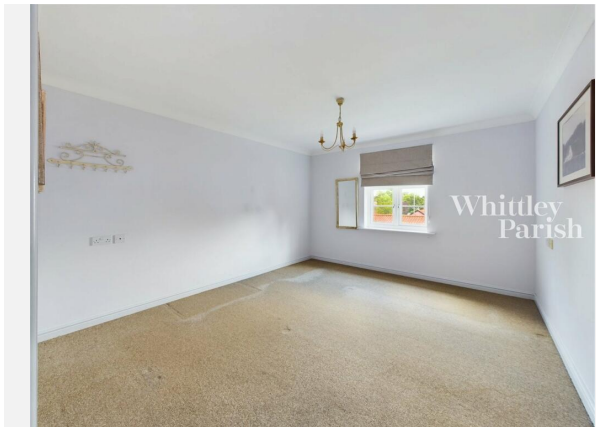
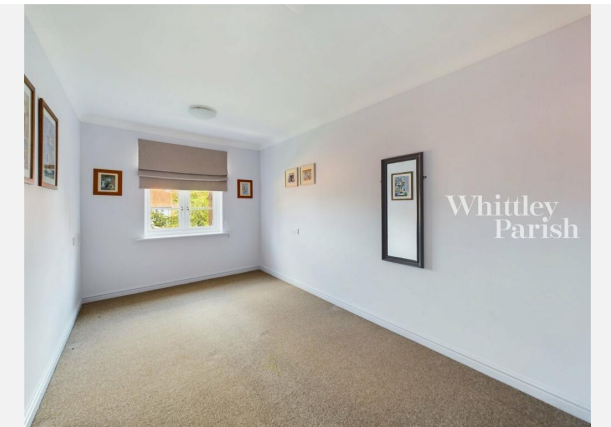
SK255339

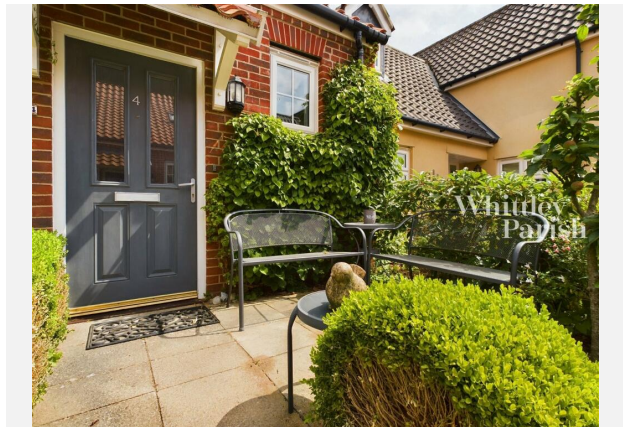
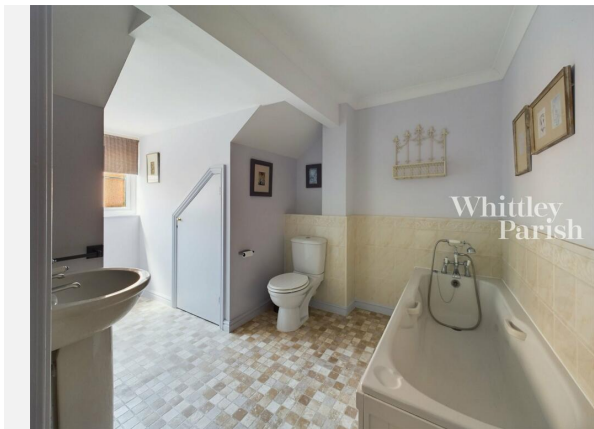
Leasehold Title Plan



SK319777

Start Date: 29/09/2009
End Date: 01/01/2307
Lease Term: 299 years from 1 January 2008
Term Remaining: 282 years







CHAPEL LANE, BOTESDALE, DISS, IP22



Floor 0



Floor 1



Approximate total area¹
959.93 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Chapel Lane, Botesdale, IP22

Energy rating

D

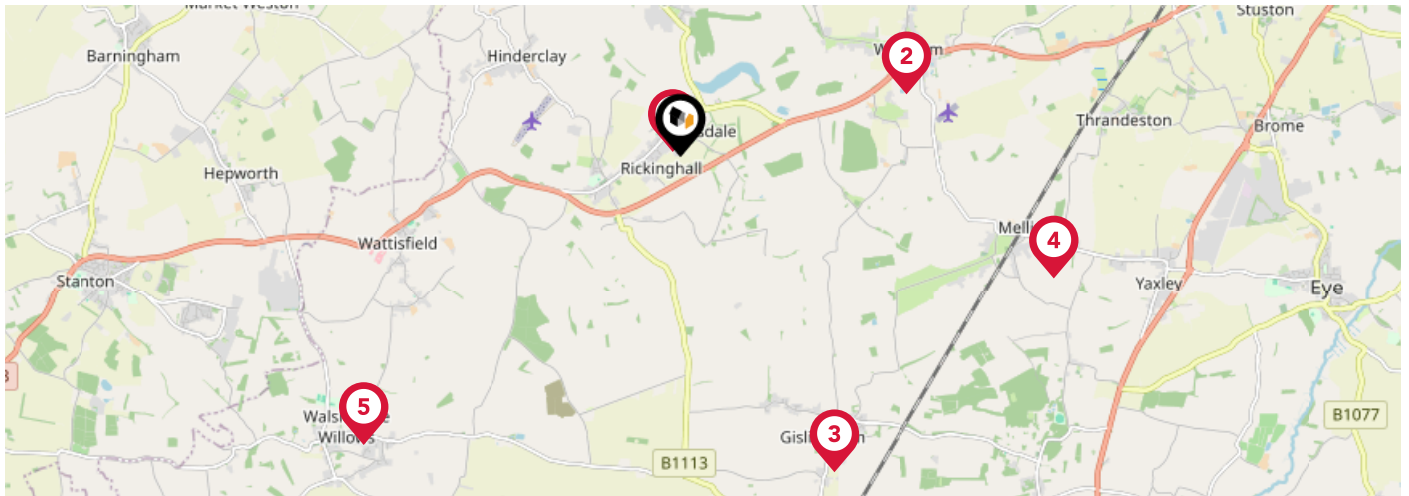
Valid until 29.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

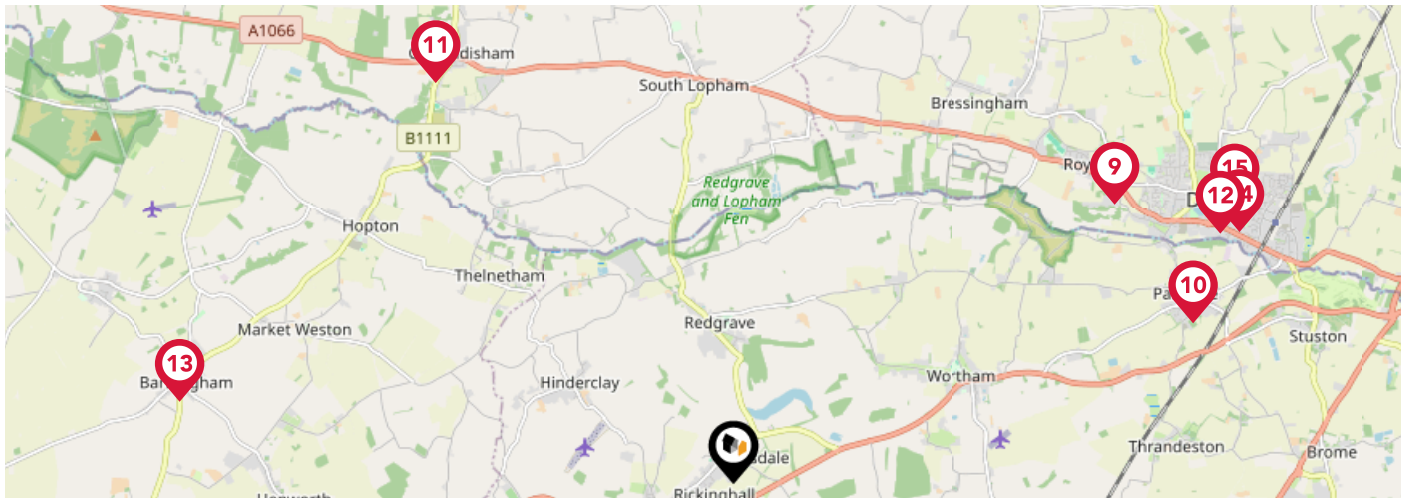










Additional EPC Data

Property Type:	House
Build Form:	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, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Main Heating:	Electric underfloor heating
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	103 m ²



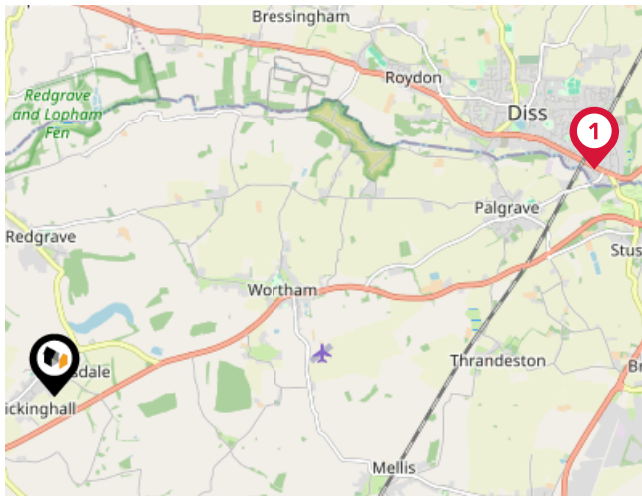
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<p>1 St Botolph's Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 172 Distance:0.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Wortham Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 101 Distance:2.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Gislingham Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 132 Distance:3.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Mellis Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 171 Distance:3.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Walsham-le-Willows Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 130 Distance:3.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Bressingham Primary School</p> <p>Ofsted Rating: Good Pupils: 123 Distance:3.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Hopton Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 97 Distance:3.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Andrew's CofE VA Primary School, Lopham</p> <p>Ofsted Rating: Requires improvement Pupils: 57 Distance:4.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Roydon Primary School Ofsted Rating: Good Pupils: 265 Distance:4.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils:0 Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 209 Distance:4.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:5.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 164 Distance:5.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Diss High School Ofsted Rating: Good Pupils: 931 Distance:5.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stanton Community Primary School Ofsted Rating: Good Pupils: 228 Distance:5.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

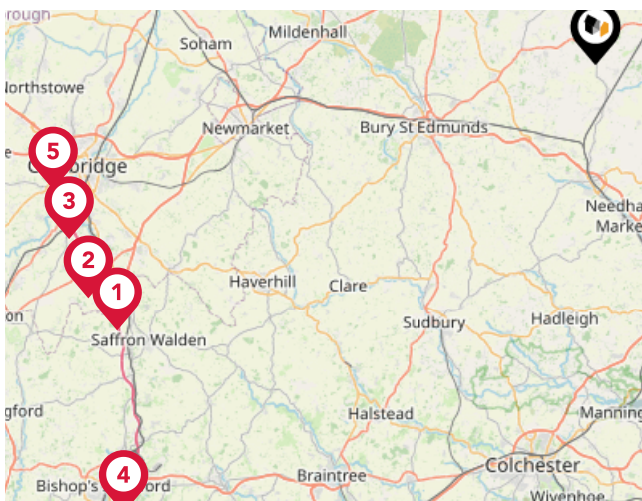
Area

Transport (National)



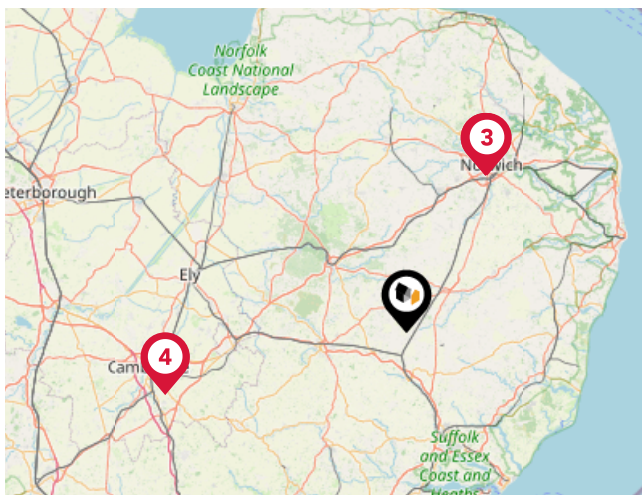
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.3 miles
2	Rail Station	8.33 miles
3	Entrance	8.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.84 miles
2	M11 J10	40.57 miles
3	M11 J11	40.34 miles
4	M11 J8	47.44 miles
5	M11 J13	40.39 miles

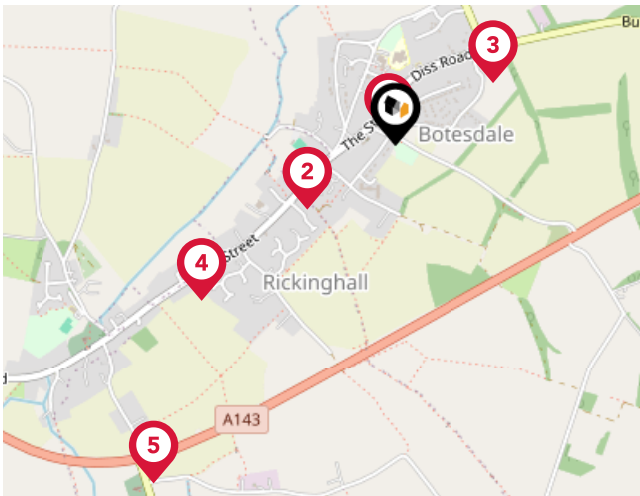


Airports/HELIPADS

Pin	Name	Distance
1	Norwich International Airport	25.23 miles
2	International Airport	25.23 miles
3	Airport Passenger Terminal	25.27 miles
4	Cambridge Airport	36.5 miles

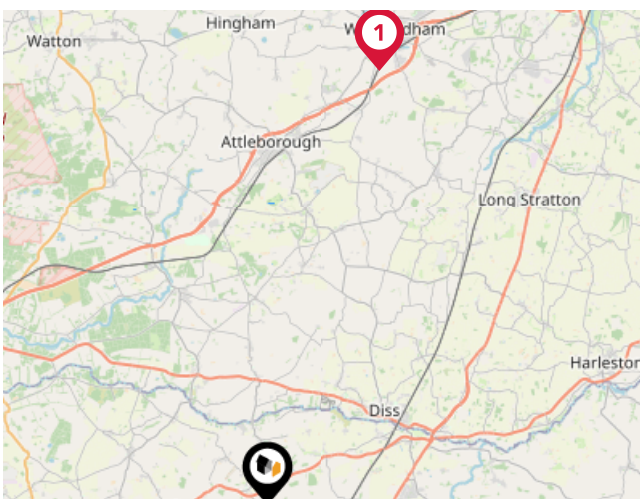
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Simonds Court	0.03 miles
2	The Bell	0.24 miles
3	Hall Lane	0.26 miles
4	Chestnuts	0.56 miles
5	Bury Road junction	0.94 miles



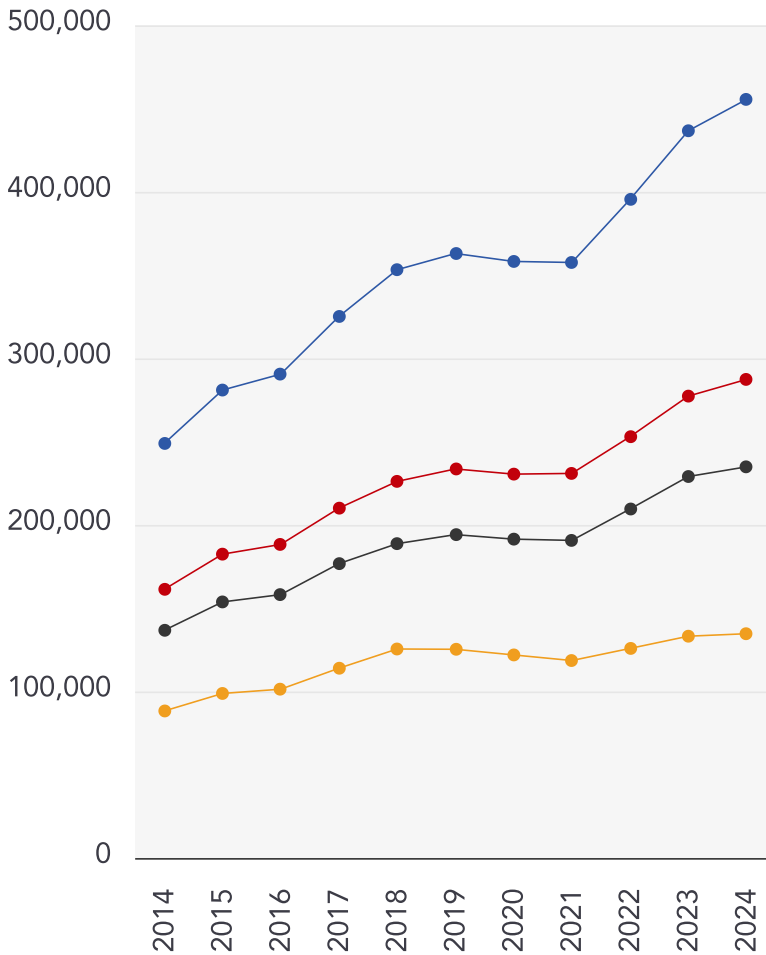
Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	16.19 miles

Market House Price Statistics



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



Detached

+82.97%

Semi-Detached

+78.11%

Terraced

+71.77%

Flat

+52.51%



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 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 Whittley 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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4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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

