

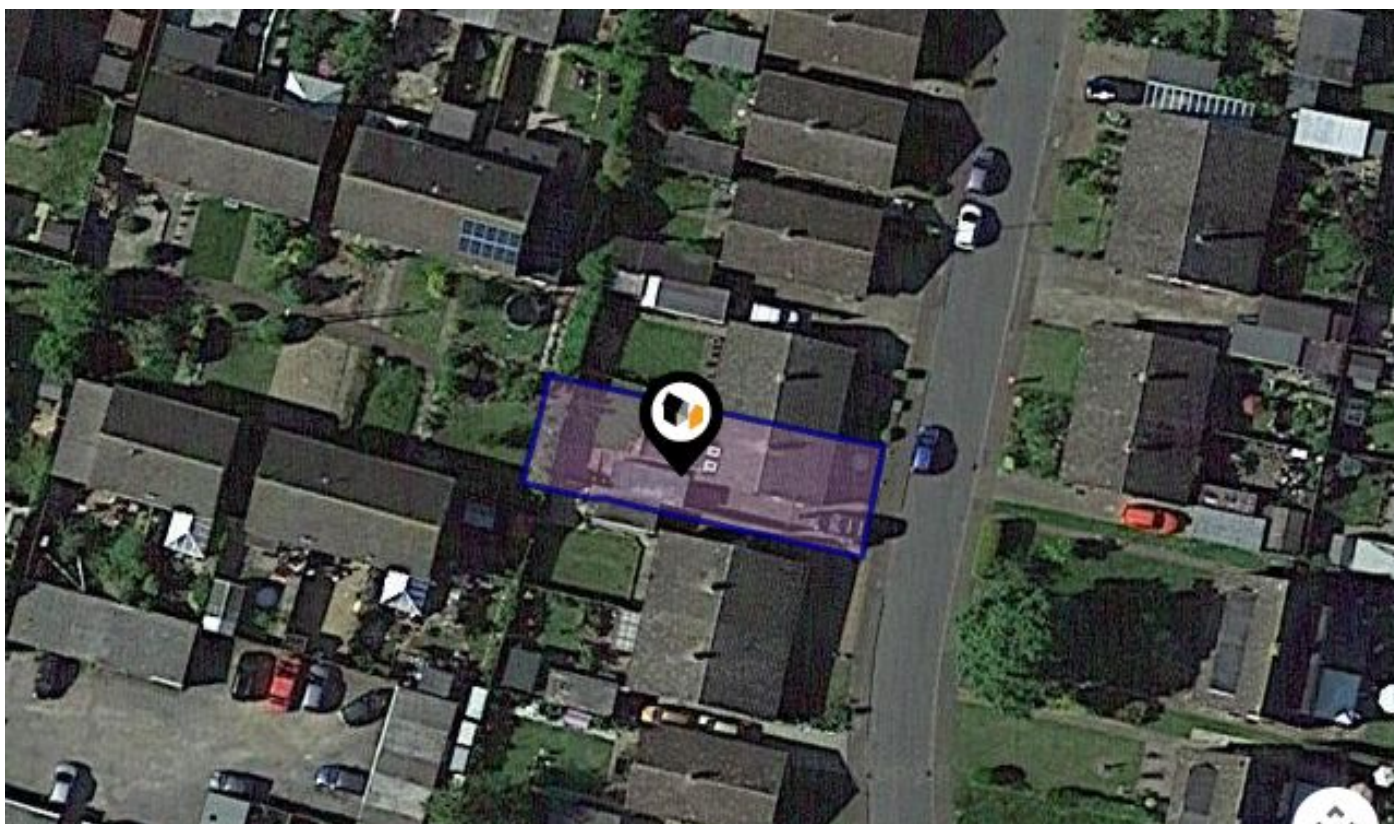


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02<sup>nd</sup> May 2025



**COPEMAN ROAD, ROYDON, DISS, IP22**

## Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

[admin@whittleyparish.com](mailto:admin@whittleyparish.com)

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



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Know any property instantly





## Property

|                  |   |         |          |
|------------------|---|---------|----------|
| Type:            | Semi-Detached                           | Tenure: | Freehold |
| Bedrooms:        | 3                                       |         |          |
| Floor Area:      | 796 ft <sup>2</sup> / 74 m <sup>2</sup> |         |          |
| Plot Area:       | 0.07 acres                              |         |          |
| Year Built :     | 1967-1975                               |         |          |
| Council Tax :    | Band B                                  |         |          |
| Annual Estimate: | £1,842                                  |         |          |
| Title Number:    | NK9442                                  |         |          |

## Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

Norfolk

No

Very low


Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)


10

mb/s




80

mb/s




-

mb/s




Mobile Coverage:


(based on calls indoors)




O<sub>2</sub>



EE





3





O<sub>2</sub>


Satellite/Fibre TV Availability:


















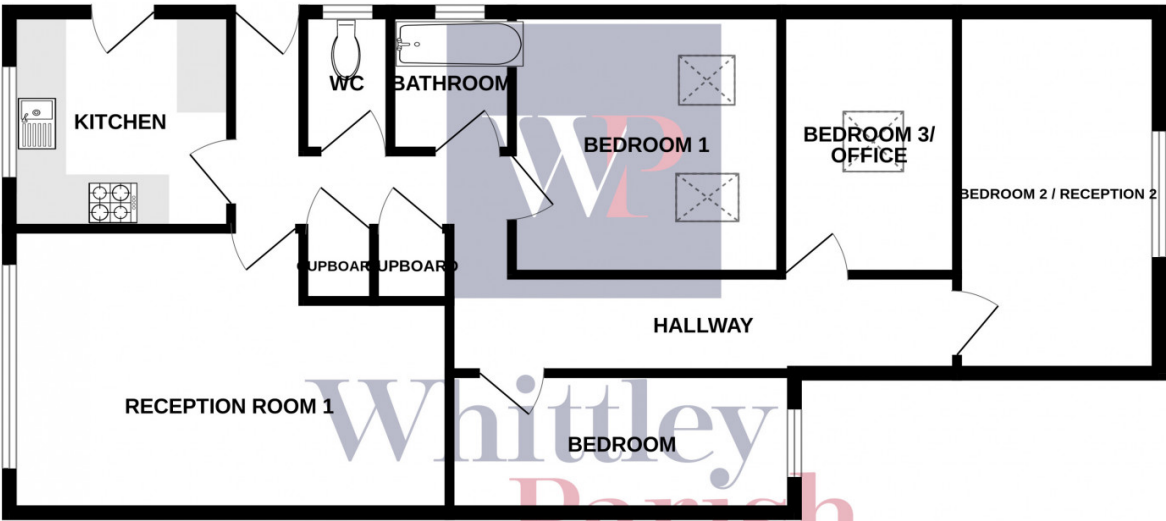






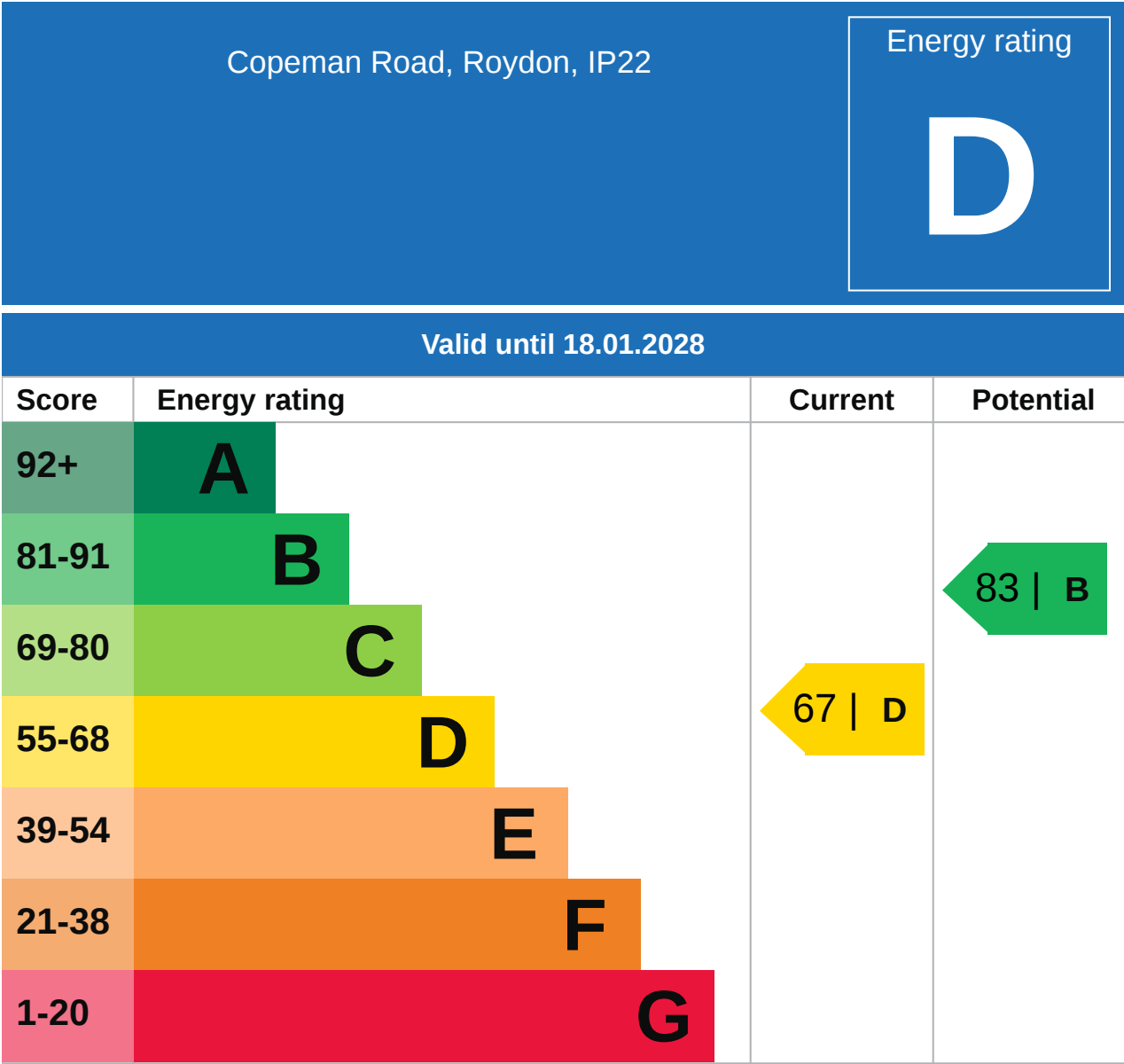
COPEMAN ROAD, ROYDON, DISS, IP22

GROUND FLOOR  
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Additional EPC Data

---

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Bungalow                                    |
| <b>Build Form:</b>                  | Semi-Detached                               |
| <b>Transaction Type:</b>            | Marketed sale                               |
| <b>Energy Tariff:</b>               | Single                                      |
| <b>Main Fuel:</b>                   | Mains gas (not community)                   |
| <b>Main Gas:</b>                    | Yes   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed before 2002        |
| <b>Previous Extension:</b>          | 2   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                     |
| <b>Walls:</b>                       | Cavity wall, filled cavity                  |
| <b>Walls Energy:</b>                | Average                                     |
| <b>Roof:</b>                        | Pitched, 150 mm loft insulation             |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas             |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs        |
| <b>Hot Water System:</b>            | From main system                            |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in 36% of fixed outlets |
| <b>Floors:</b>                      | Solid, no insulation (assumed)              |
| <b>Total Floor Area:</b>            | 74 m <sup>2</sup>                           |

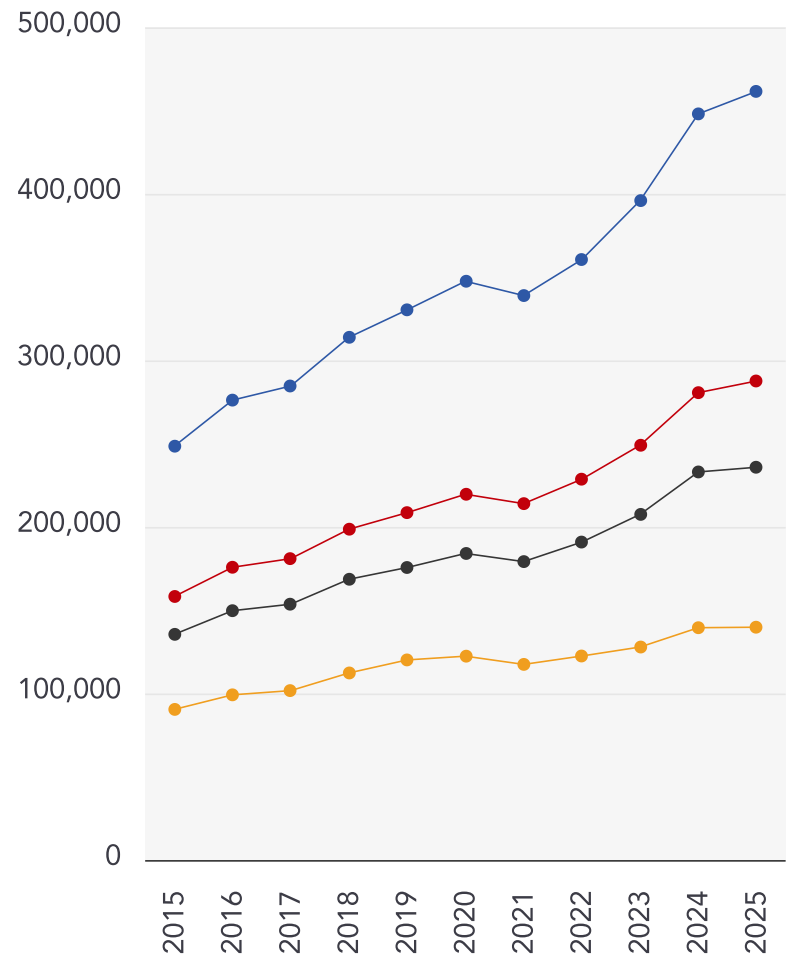


# Market

## 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%**



# Maps

## Coal Mining



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.

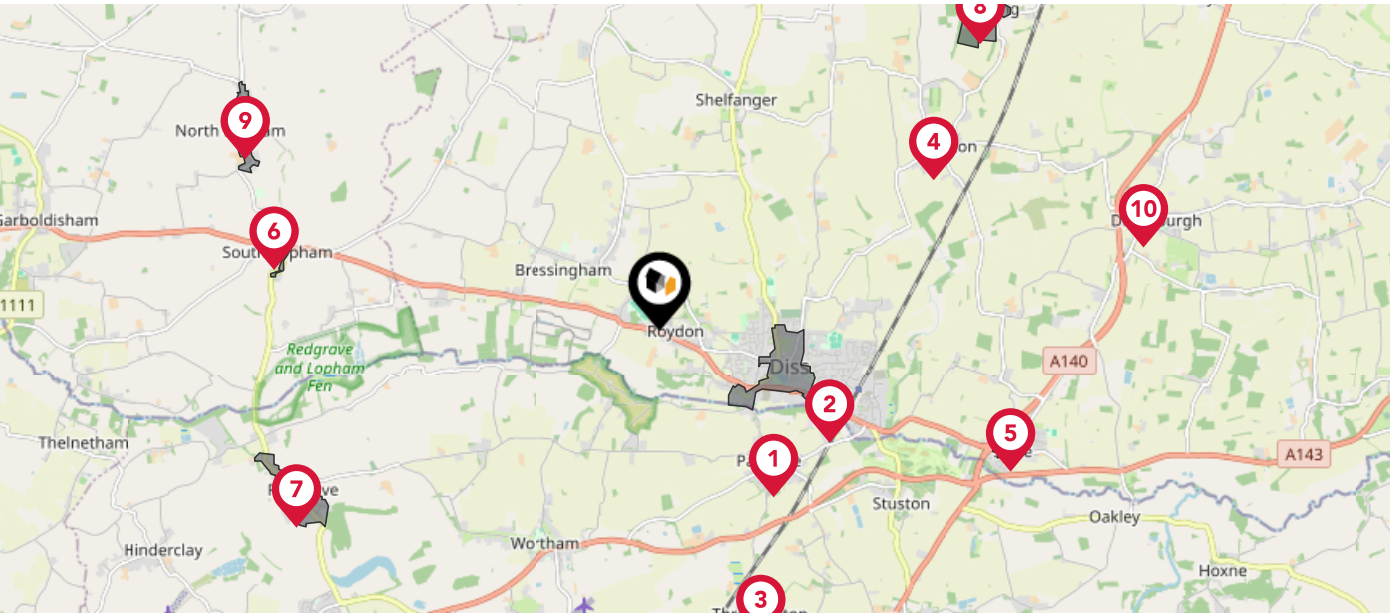


# Maps

## 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                         | Palgrave     |
| 2                         | Diss         |
| 3                         | Thrandeston  |
| 4                         | Burston      |
| 5                         | Scole        |
| 6                         | South Lopham |
| 7                         | Redgrave     |
| 8                         | Gissing      |
| 9                         | North Lopham |
| 10                        | Dickleburgh  |

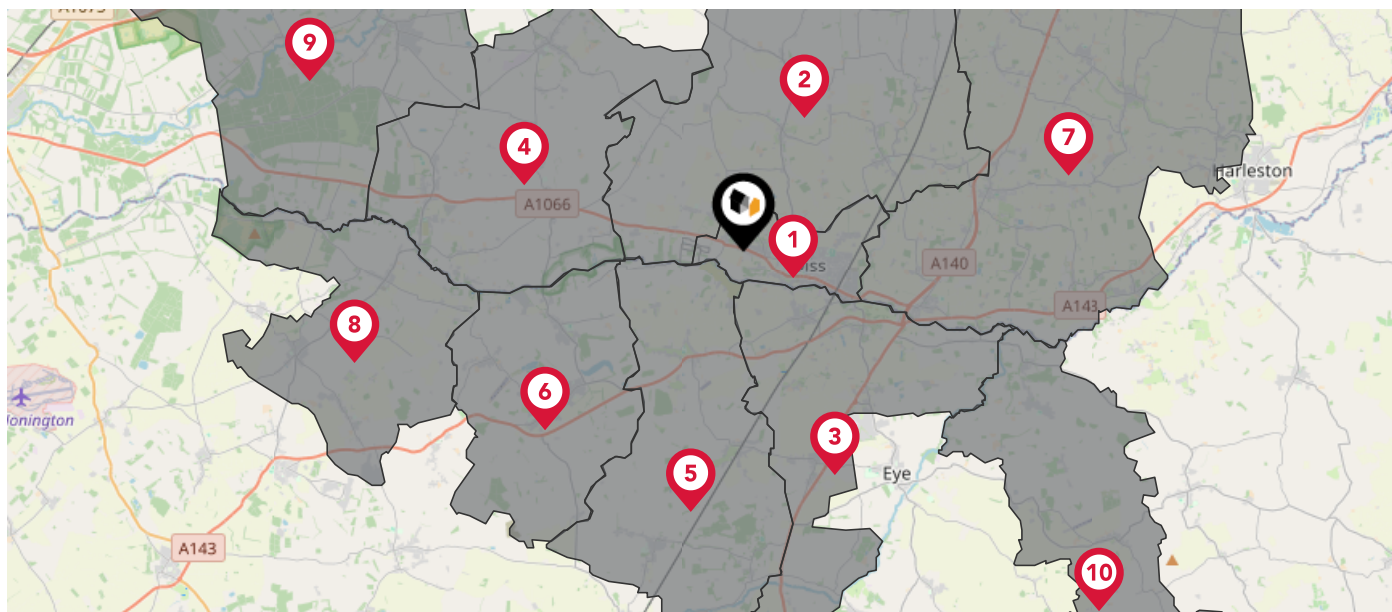


# Maps

## 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

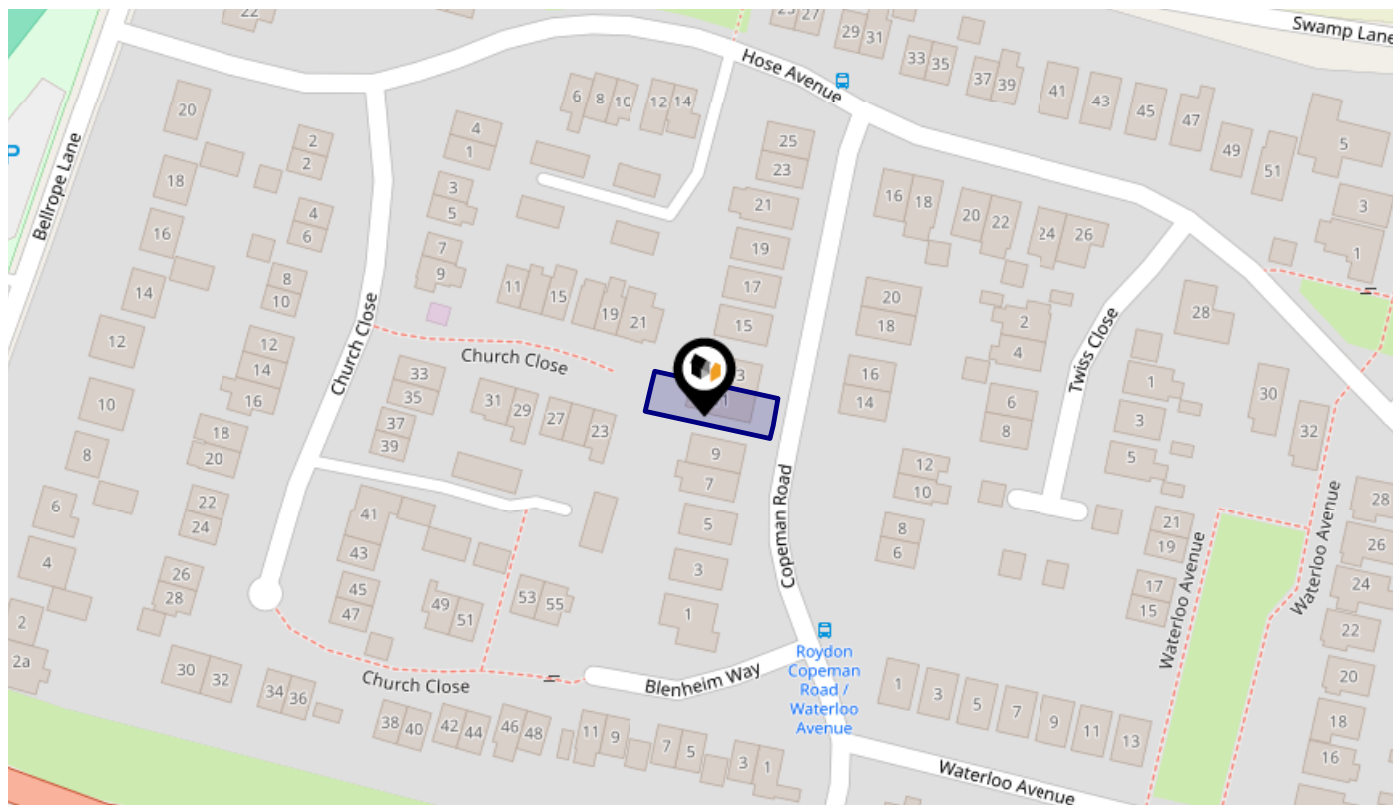


### Nearby Council Wards

- |    |                                     |
|----|-------------------------------------|
| 1  | Diss & Roydon Ward                  |
| 2  | Bressingham & Burston Ward          |
| 3  | Palgrave Ward                       |
| 4  | Guiltcross Ward                     |
| 5  | Gislingham Ward                     |
| 6  | Rickinghall Ward                    |
| 7  | Beck Vale, Dickleburgh & Scole Ward |
| 8  | Barningham Ward                     |
| 9  | Harling & Heathlands Ward           |
| 10 | Hoxne & Worlingworth 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     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

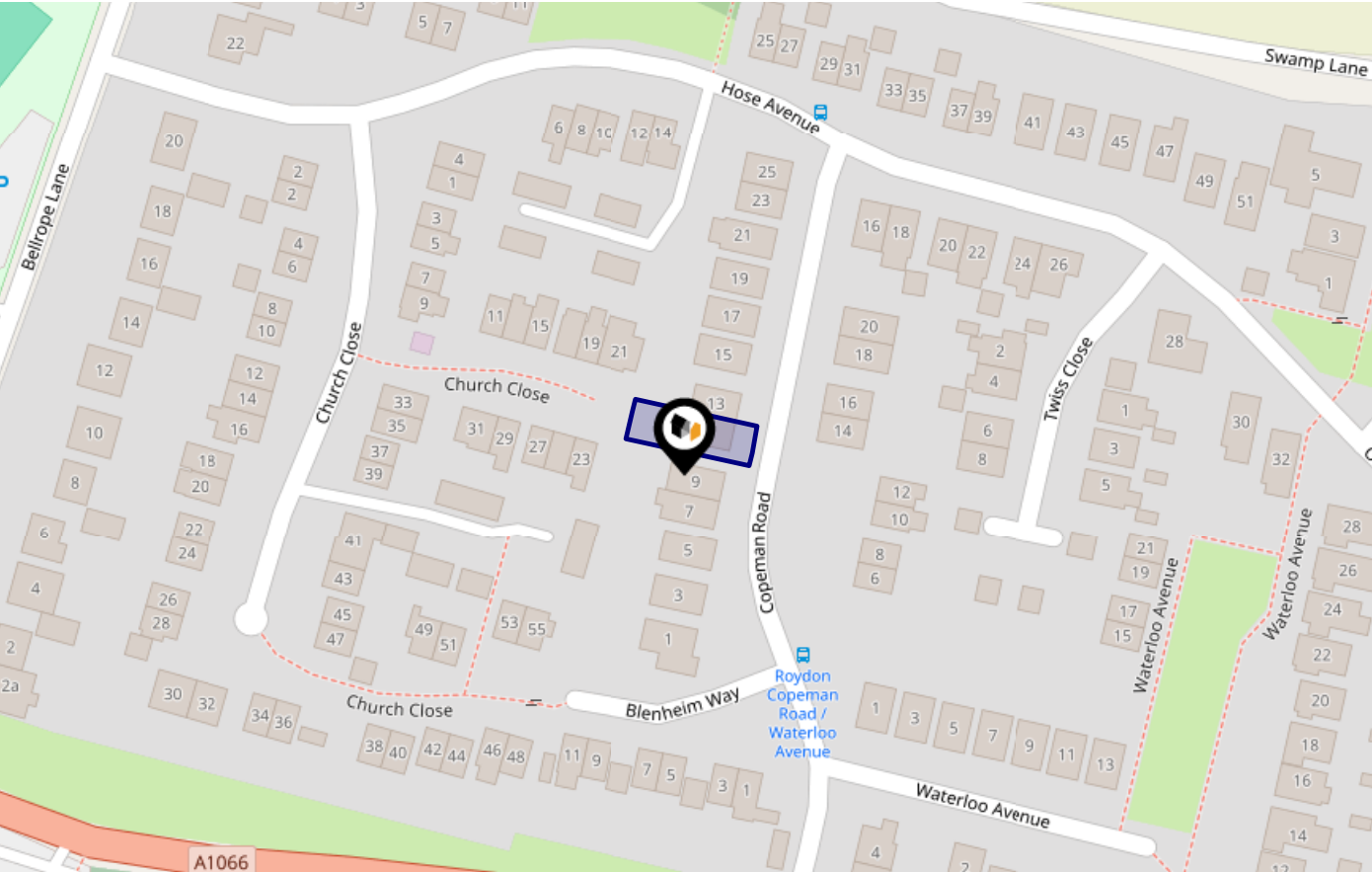


# Flood Risk

## 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.

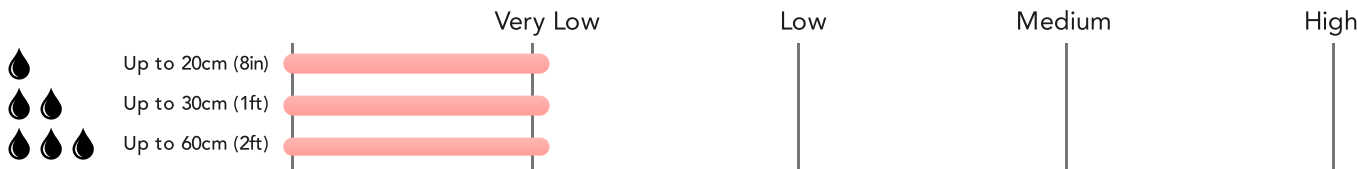


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



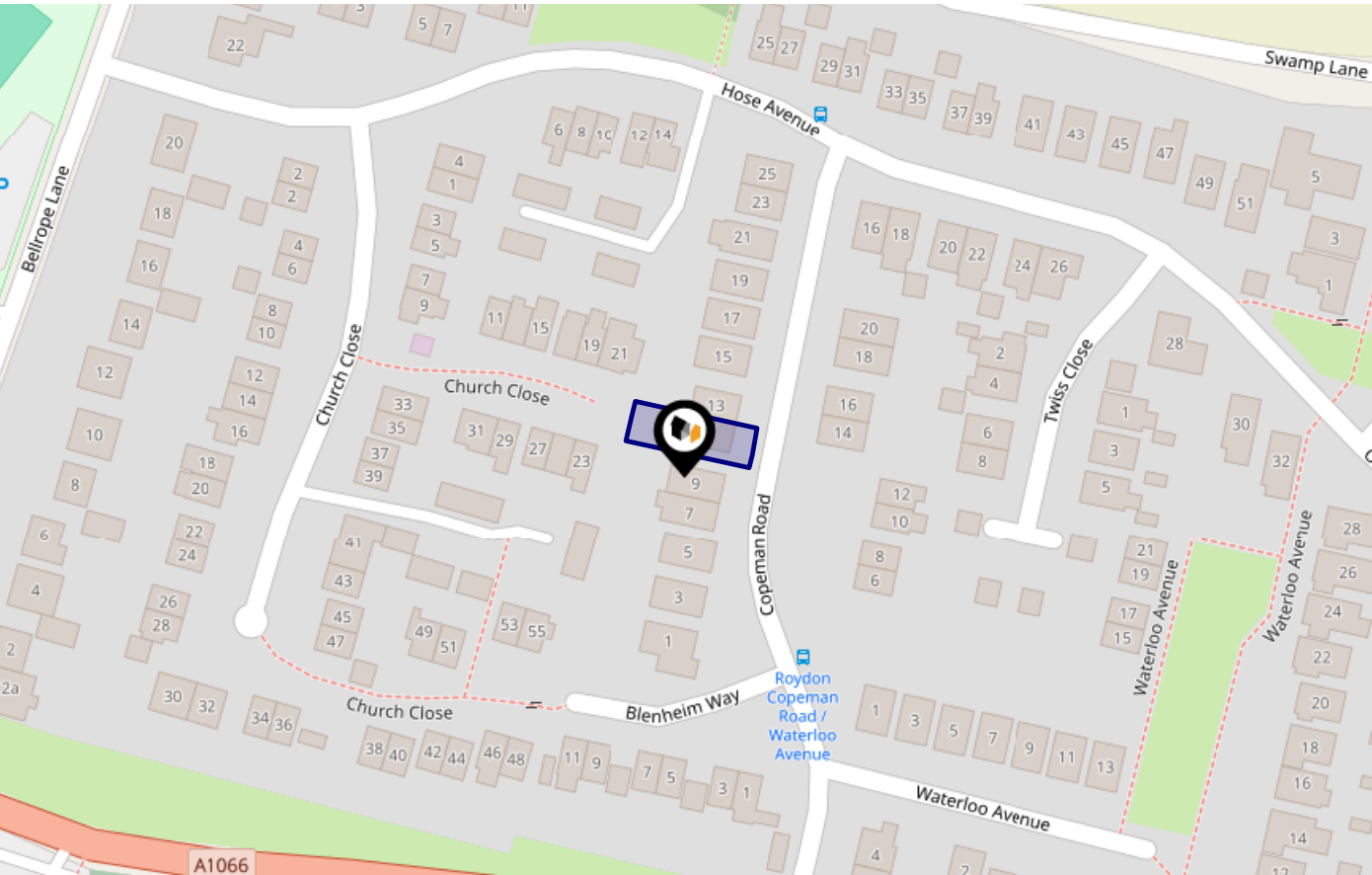


# Flood Risk

## 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.

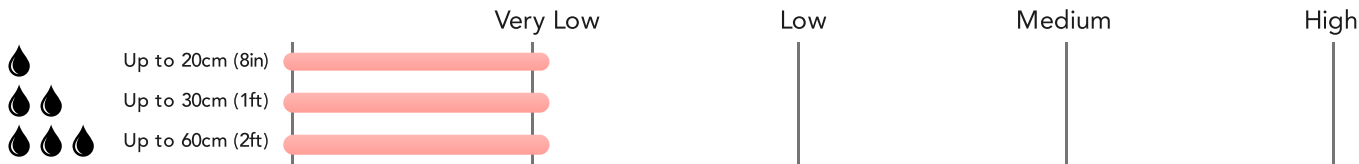


Risk Rating: Very low

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:



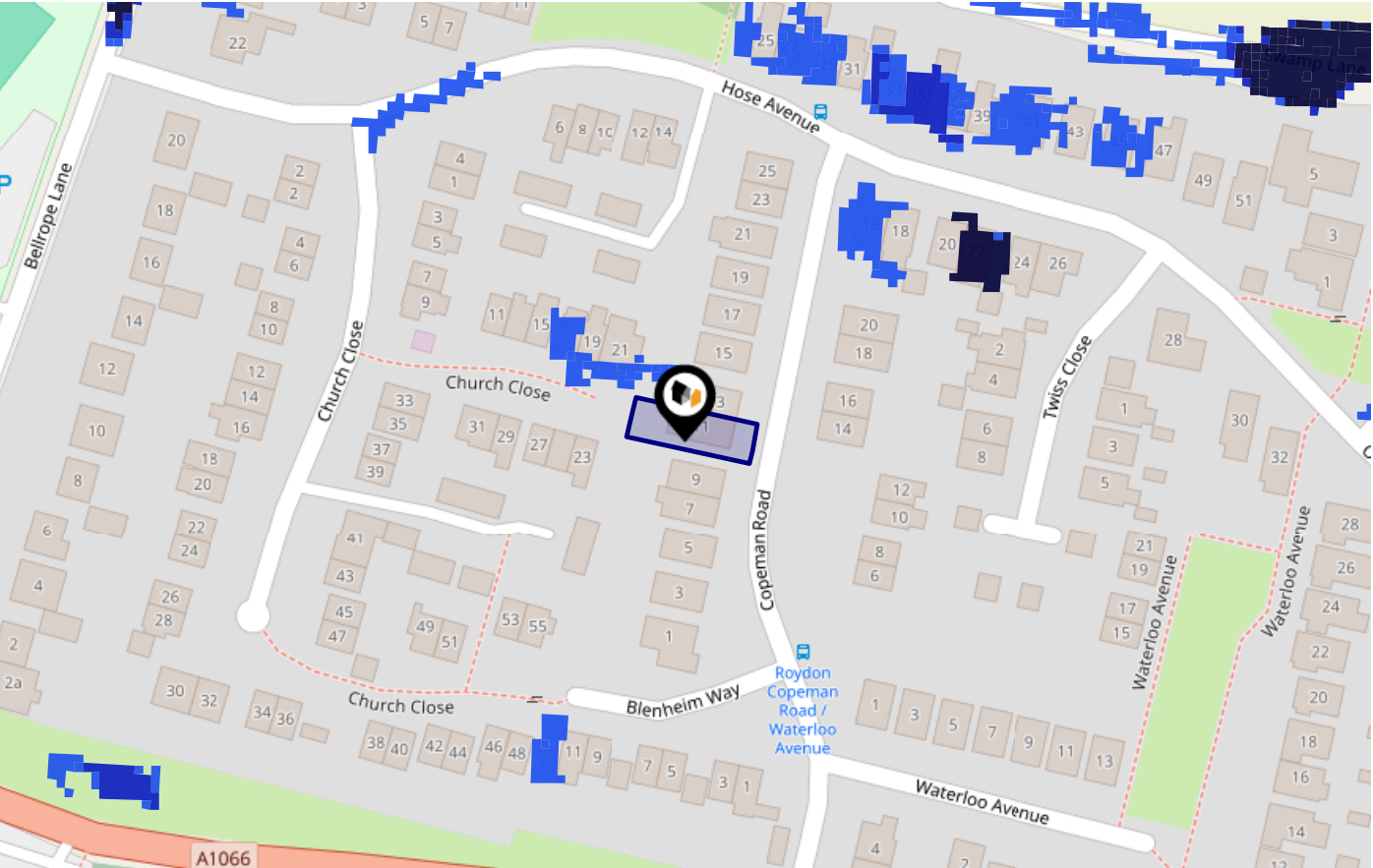


# Flood Risk

## 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.

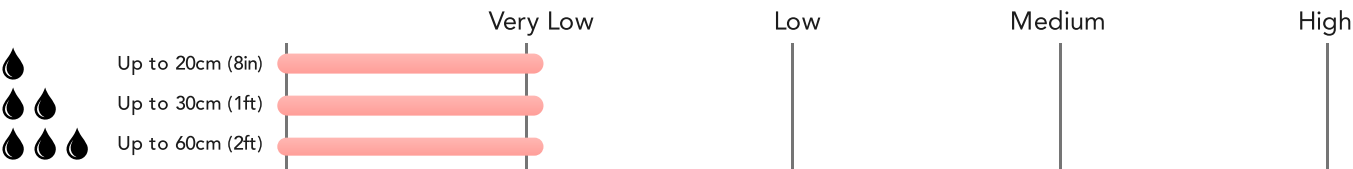


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



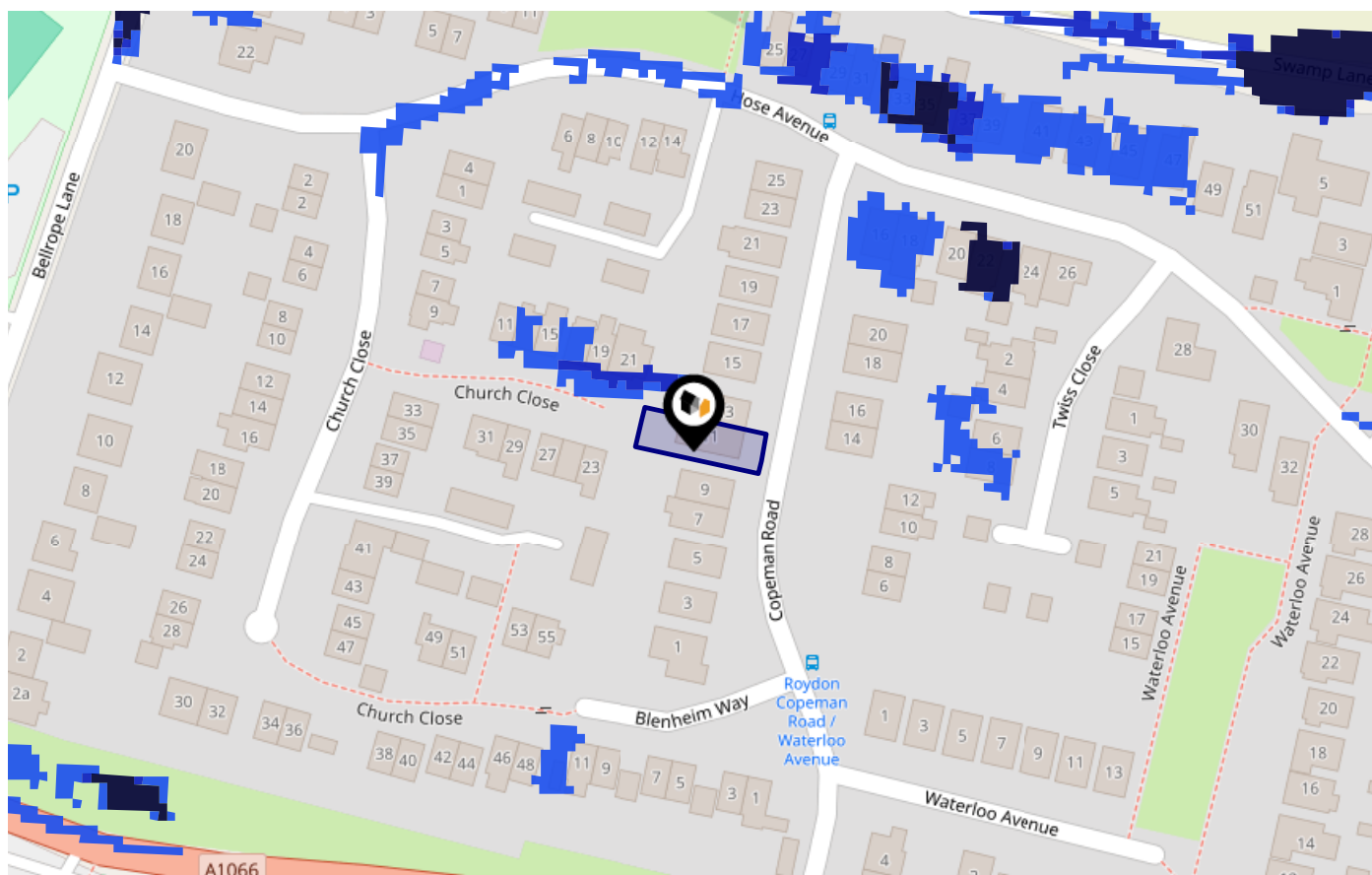


# Flood Risk

## 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.

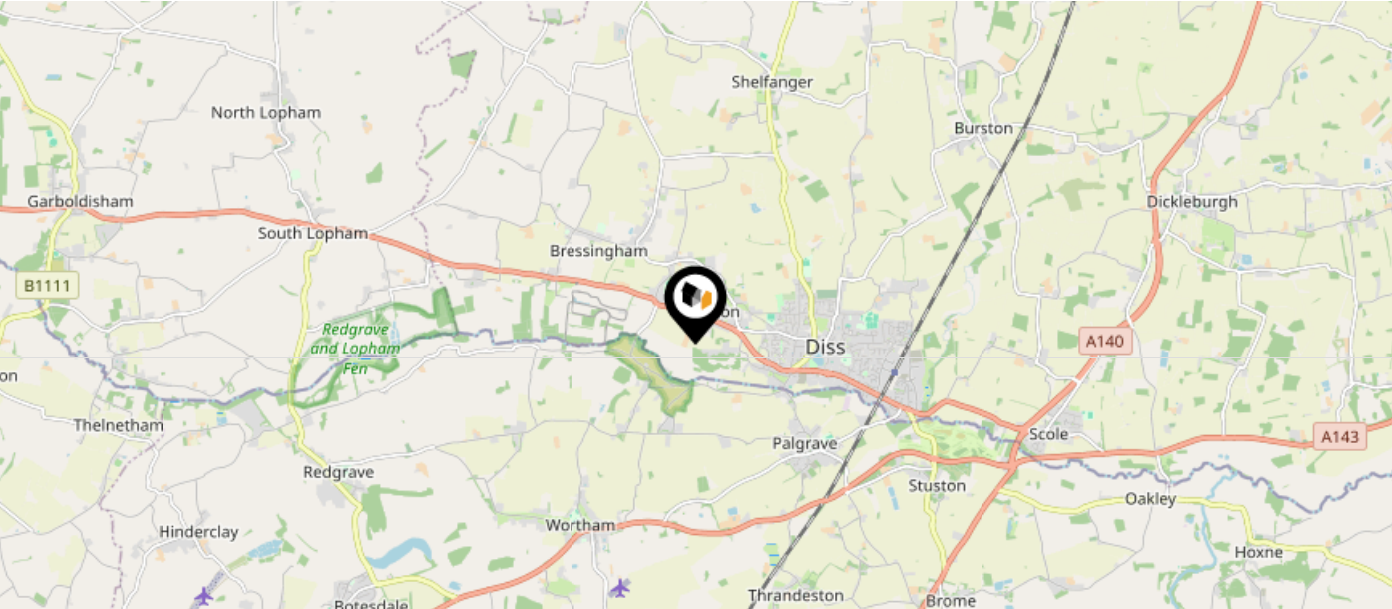
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land

No data available.

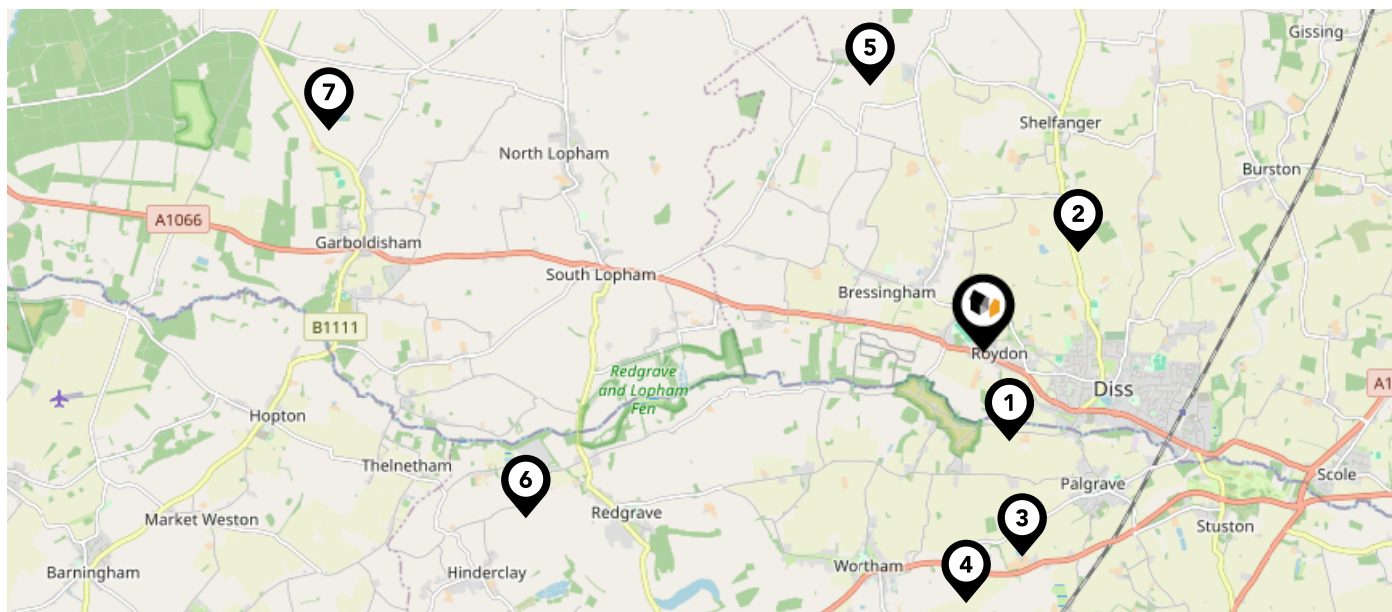


# Maps

## 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

|  |   |                   |
|--|---|-------------------|
|  | Roydon Fen-Roydon, Norfolk                  | Historic Landfill |
|  | Near Shelfhanger Road (B1077)-Diss, Norfolk | Historic Landfill |
|  | Rookery Farm-Rookery Farm, Wortham          | Historic Landfill |
|  | Rookery Farm-Rookery Farm, Wortham          | Historic Landfill |
|  | Former Air field-Fersfield Drive, Norfolk   | Historic Landfill |
|  | Redgrave Road-Hinderclay                    | Historic Landfill |
|  | EA/EPR/NP3899NS/A001                        | Active Landfill   |

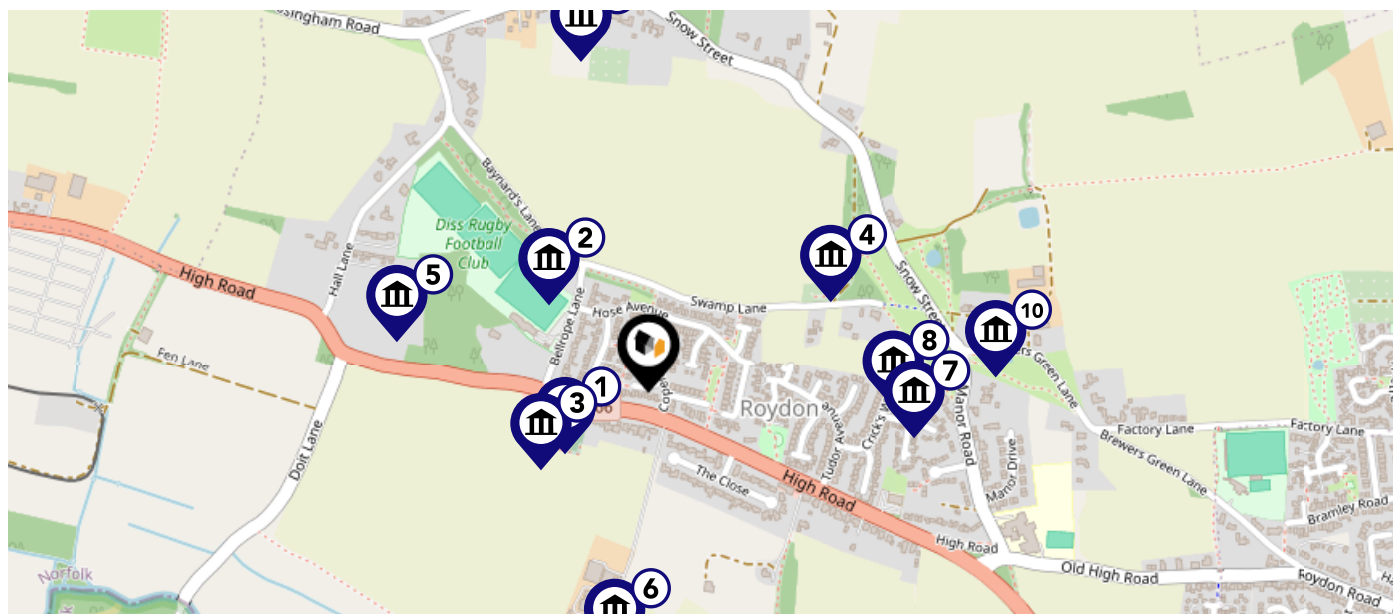












# Maps

## Listed Buildings

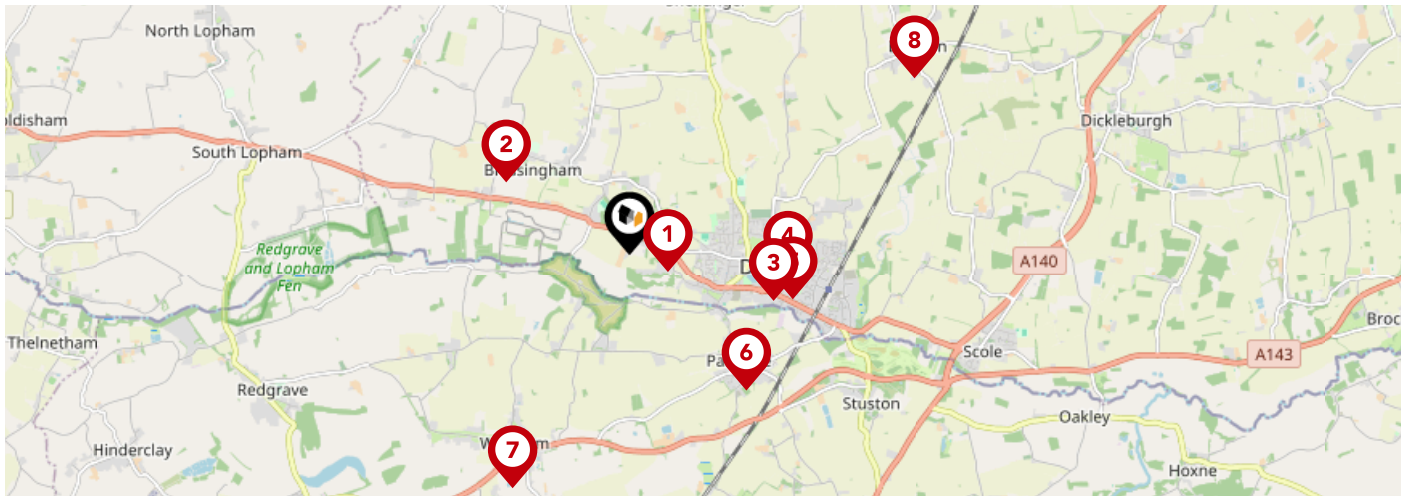










This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



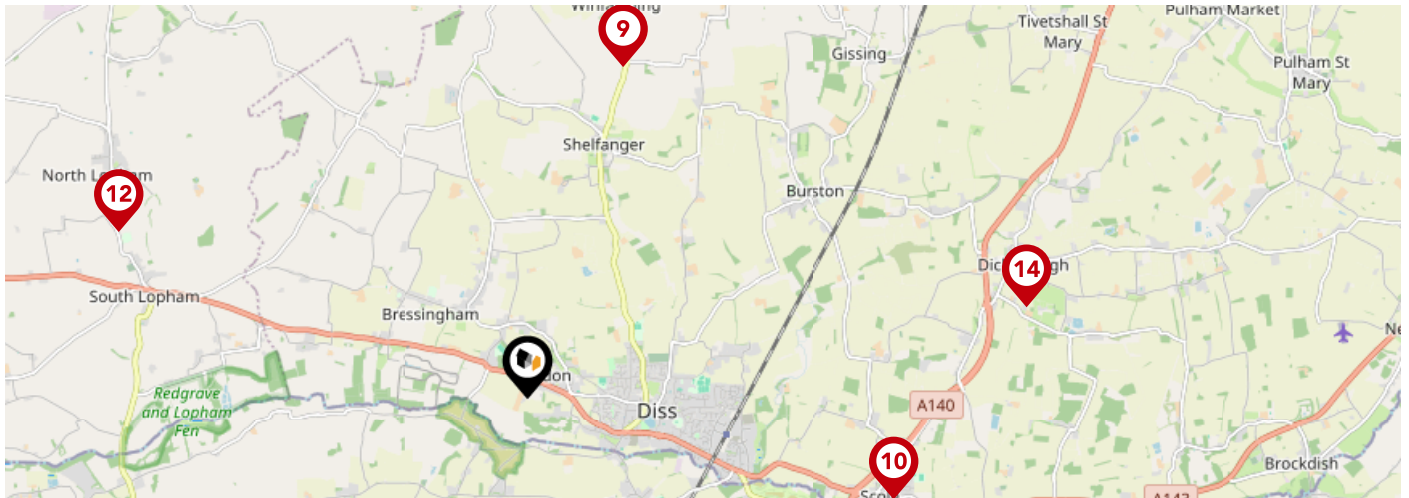
| Listed Buildings in the local district  | Grade    | Distance  |
|---|----------|-----------|
|  1455938 - Roydon War Memorial   | Grade II | 0.1 miles |
|  1050272 - The Old Post Office   | Grade II | 0.1 miles |
|  1050237 - Church Of St Remigius | Grade I  | 0.1 miles |
|  1050234 - Bethany               | Grade II | 0.2 miles |
|  1373311 - Roydon Hall           | Grade II | 0.3 miles |
|  1050236 - Grove Farmhouse       | Grade II | 0.3 miles |
|  1050235 - Rose Villa            | Grade II | 0.3 miles |
|  1373309 - Manor Farmhouse       | Grade II | 0.3 miles |
|  1050240 - Snow Cottage          | Grade II | 0.4 miles |
|  1050233 - The Poplars           | Grade II | 0.4 miles |













|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>Roydon Primary School</b><br>Ofsted Rating: Good   Pupils: 261   Distance:0.38                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bressingham Primary School</b><br>Ofsted Rating: Good   Pupils: 142   Distance:1.29                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Diss Church of England Junior Academy</b><br>Ofsted Rating: Good   Pupils: 189   Distance:1.37           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Diss High School</b><br>Ofsted Rating: Good   Pupils: 941   Distance:1.45                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Diss Infant Academy and Nursery</b><br>Ofsted Rating: Requires improvement   Pupils: 116   Distance:1.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Palgrave Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 82   Distance:1.63        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Wortham Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 102   Distance:2.37                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Burston Community Primary School</b><br>Ofsted Rating: Good   Pupils: 36   Distance:3.04                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



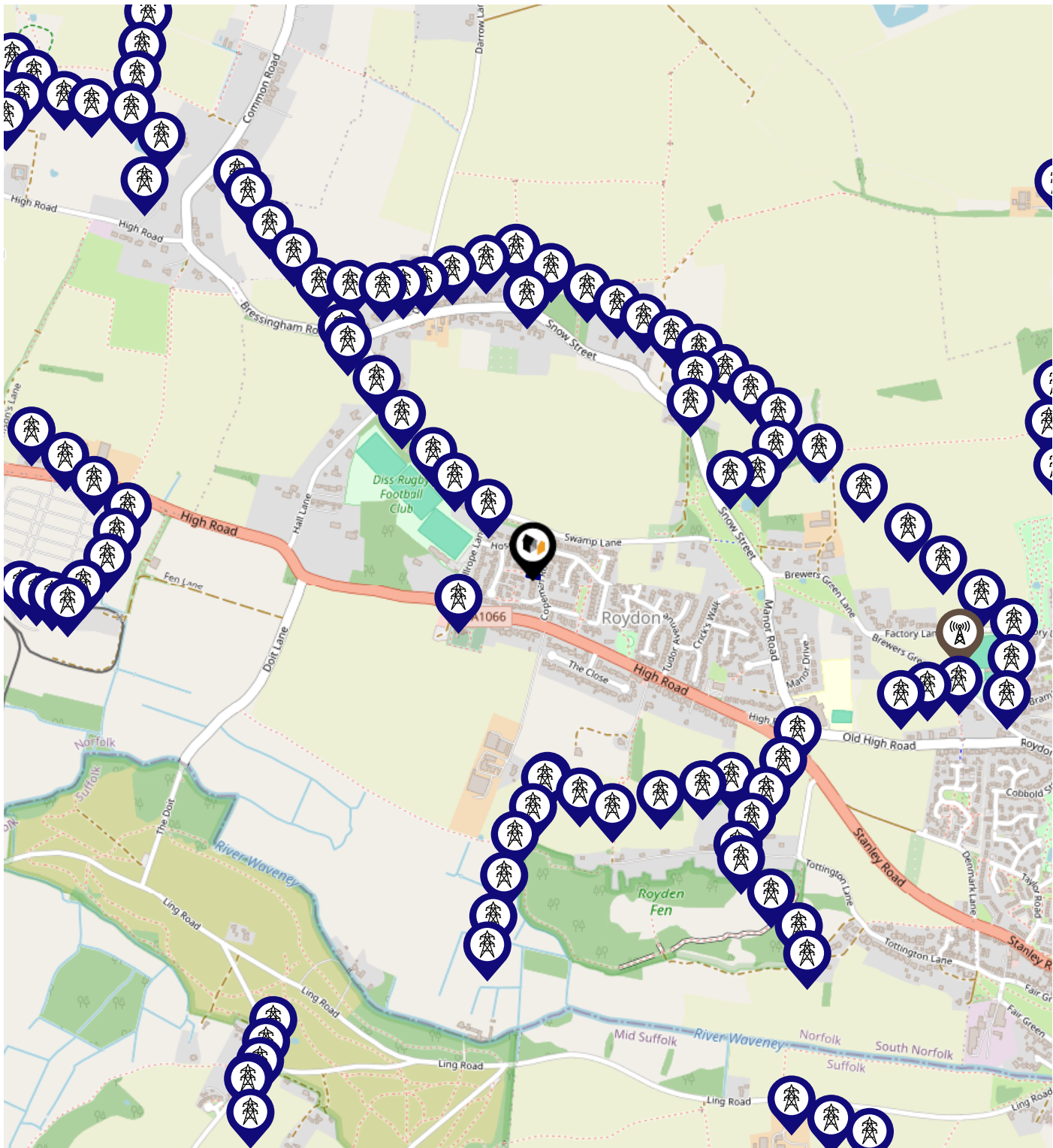


|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>All Saints Church of England Voluntary Aided Primary School, Winfarthing</b><br>Ofsted Rating: Good   Pupils: 27   Distance:3.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Scole Church of England Primary Academy</b><br>Ofsted Rating: Good   Pupils: 51   Distance:3.45                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Mellis Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 154   Distance:3.79                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Andrew's CofE VA Primary School, Lopham</b><br>Ofsted Rating: Requires improvement   Pupils: 25   Distance:3.98               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Botolph's Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Good   Pupils: 177   Distance:4.13      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Dickleburgh Church of England Primary Academy (With Pre-School)</b><br>Ofsted Rating: Outstanding   Pupils: 187   Distance:4.6   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hartismere School</b><br>Ofsted Rating: Outstanding   Pupils: 1063   Distance:4.76   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Banham Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 103   Distance:5.09  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



# Local Area

## Masts & Pylons



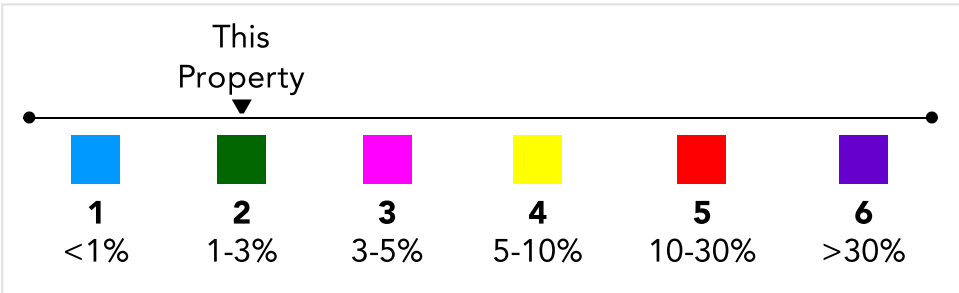
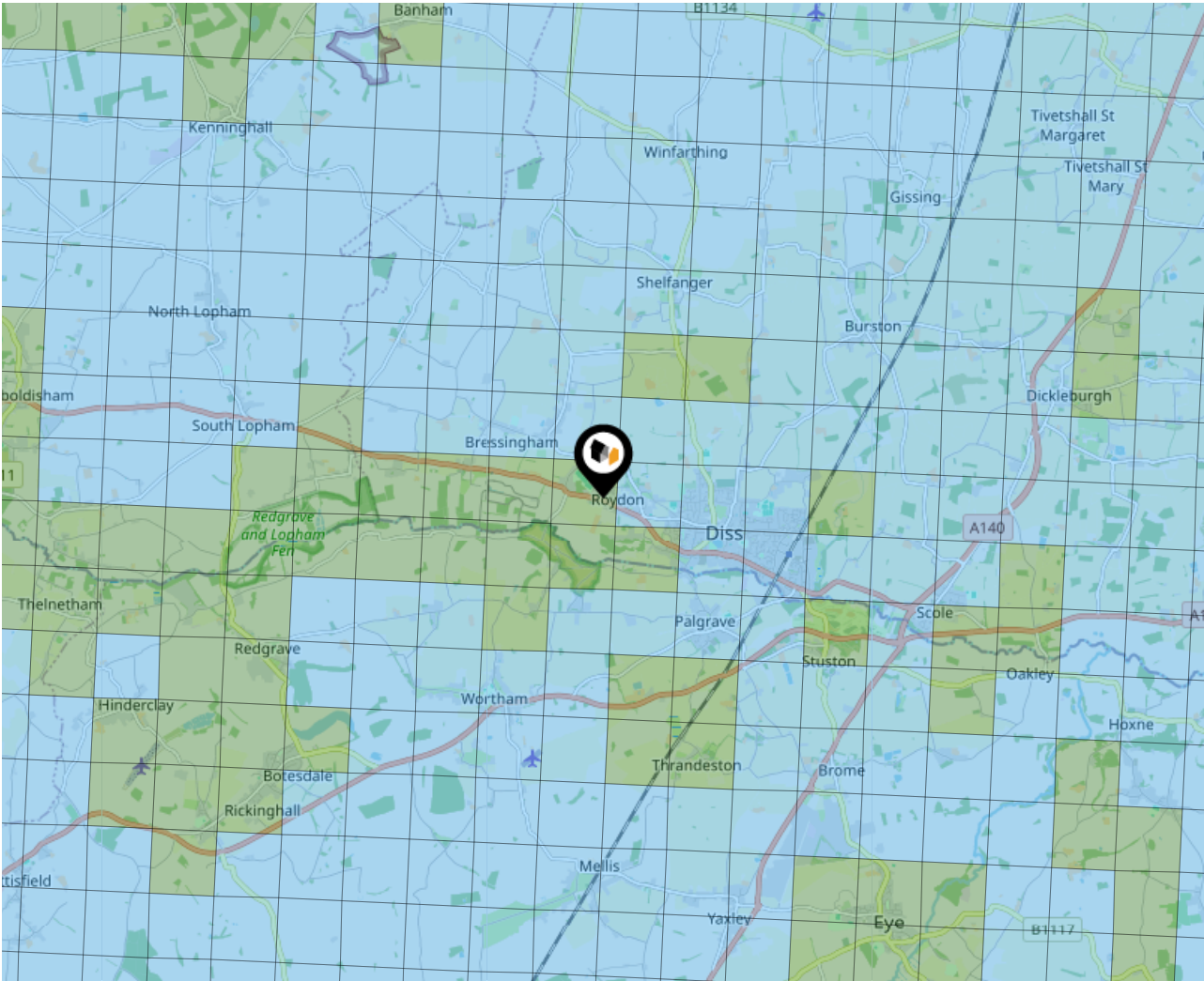
### Key:

- Power Pylons
- Communication Masts



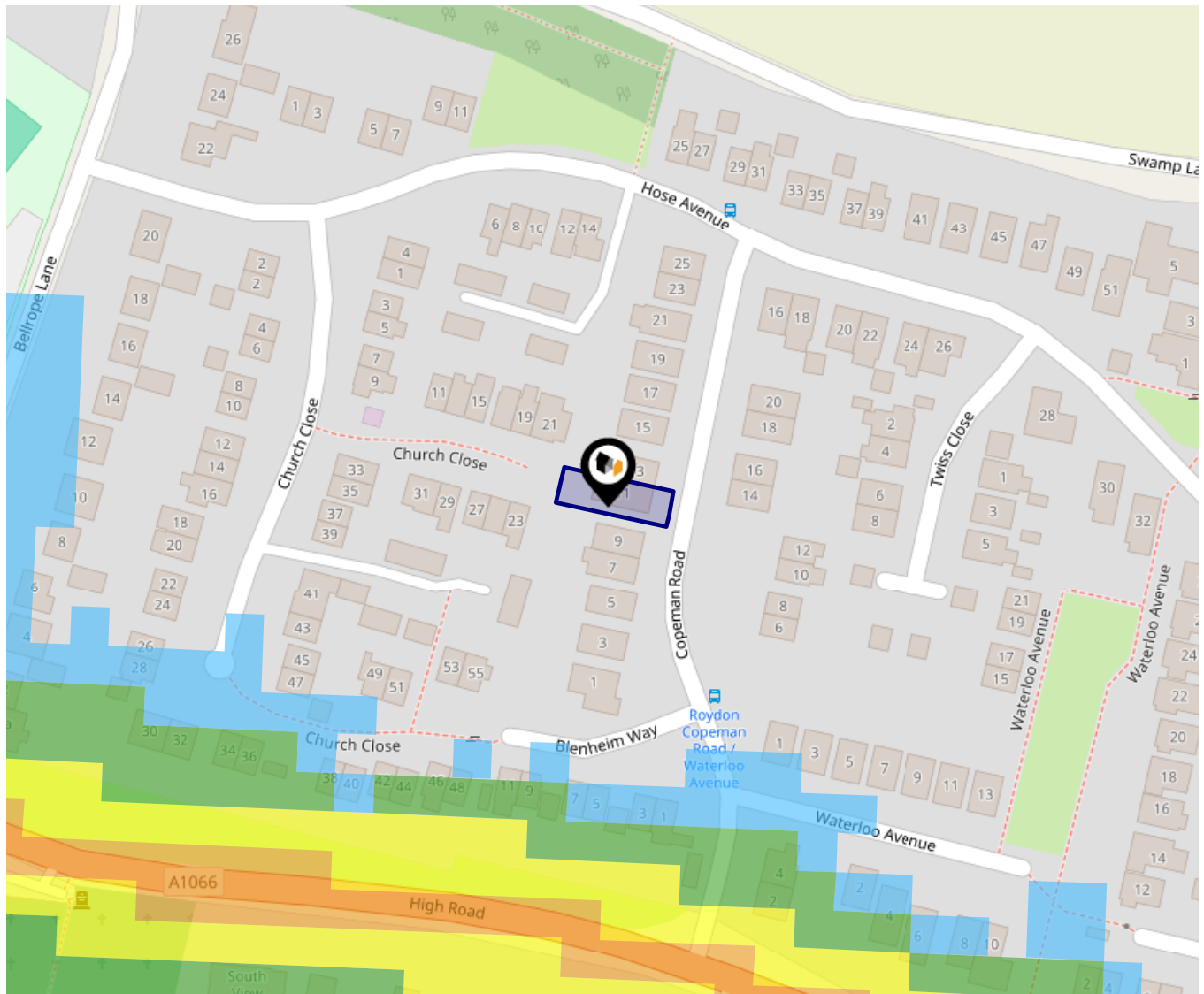
### What is Radon?

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.

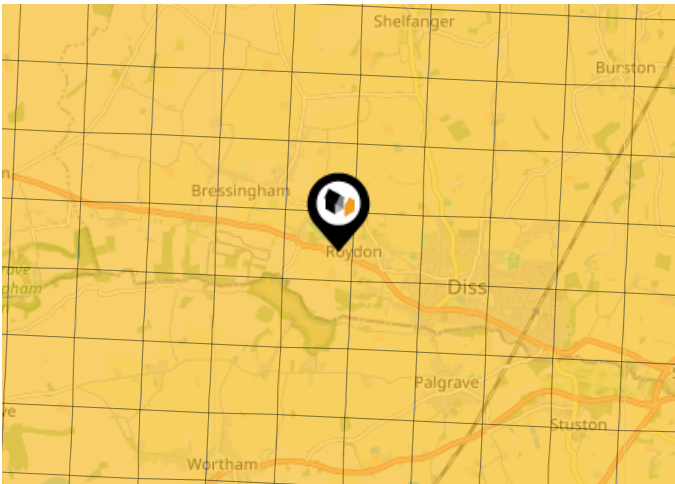
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

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



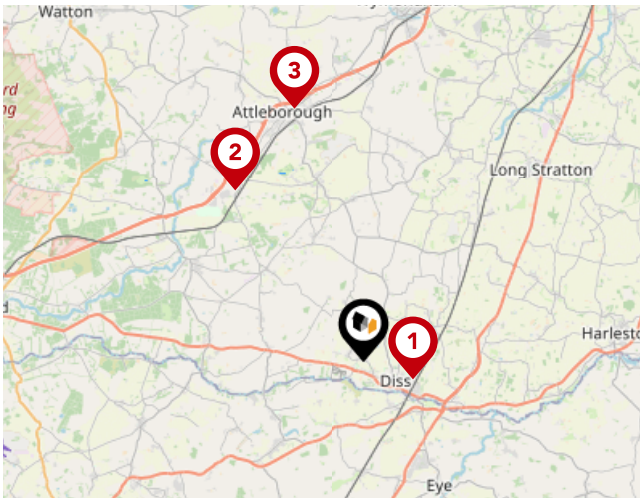
### Primary Classifications (Most Common Clay Types)

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



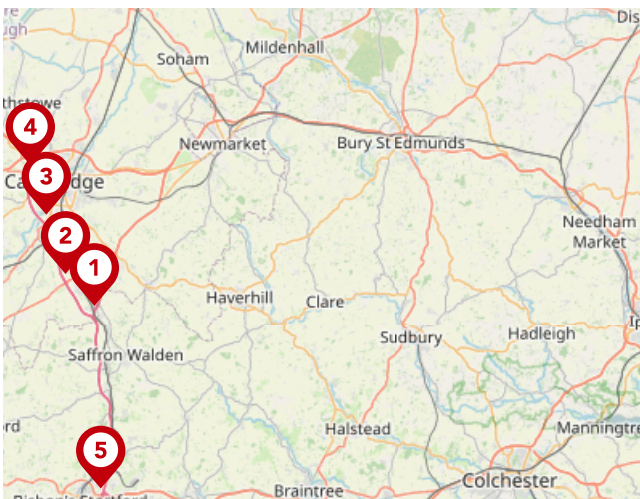
# Area

## Transport (National)



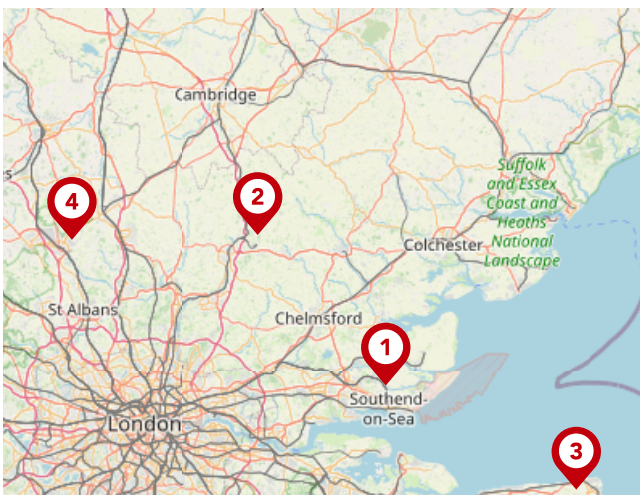
### National Rail Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
|     | Diss Rail Station         | 1.89 miles |
|     | Eccles Road Rail Station  | 7.73 miles |
|     | Attleborough Rail Station | 9.46 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
|     | M11 J9  | 43.85 miles |
|     | M11 J10 | 44.51 miles |
|     | M11 J11 | 44.14 miles |
|     | M11 J13 | 44.04 miles |
|     | M11 J8  | 51.54 miles |



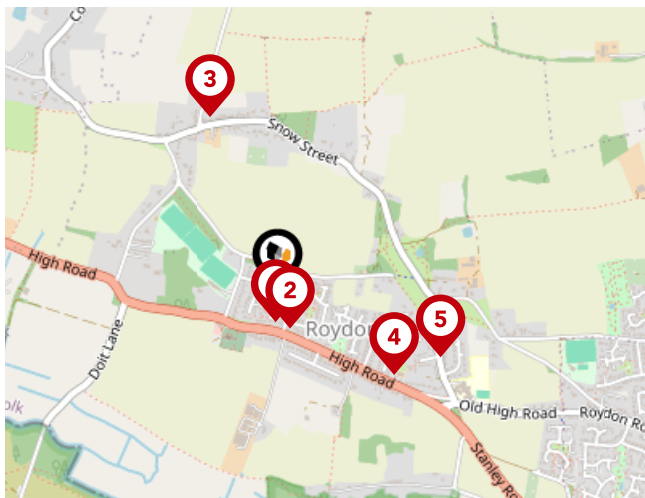
### Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
|     | Southend-on-Sea  | 58.52 miles |
|     | Stansted Airport | 48.7 miles  |
|     | Manston          | 72.61 miles |
|     | Luton Airport    | 70.96 miles |



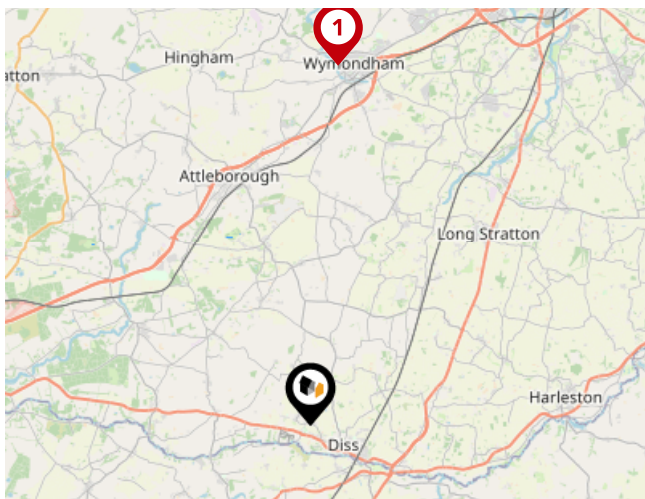
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name         | Distance   |
|-----|--------------|------------|
| 1   | Copeman Road | 0.07 miles |
| 2   | Copeman Road | 0.09 miles |
| 3   | Darrow Lane  | 0.43 miles |
| 4   | Village Hall | 0.33 miles |
| 5   | Manor Drive  | 0.4 miles  |



### Local Connections

| Pin | Name                                  | Distance    |
|-----|---------------------------------------|-------------|
| 1   | Wymondham Abbey (Mid Norfolk Railway) | 13.02 miles |





### Whittleby Parish | Diss

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At Whittleby 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.



/whittleyparishmanagementltd



/whittleyparish



/whittleyparish/?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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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.



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