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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 02nd October 2025



WELLINGTON ROAD, EYE, IP23

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ 01379640808 admin@whittleyparish.com https://www.whittleyparish.com/









Property **Overview**









Property

Type: Detached

Bedrooms:

Floor Area: 1,087 ft² / 101 m²

Plot Area: 0.06 acres Before 1900 Year Built: **Council Tax:** Band C **Annual Estimate:** £1,963 **Title Number:**

SK96758

Freehold Tenure:

Local Area

Local Authority: Suffolk **Conservation Area:**

Flood Risk:

• Rivers & Seas

Surface Water

Eye

Very low

Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

20 mb/s 80 mb/s

mb/s

Satellite/Fibre TV Availability:



Mobile Coverage:

(based on calls indoors)































Planning History **This Address**



Planning records for: Wellington Road, Eye, IP23

Reference - 1129/16

Decision: Granted

Date: 11th April 2016

Description:

Application for Listed Building Consent - Replacement flush casement hardwood window following removal of modern stormproof window.



Gallery **Photos**



















Gallery **Photos**



















WELLINGTON ROAD, EYE, IP23



Property **EPC - Certificate**



| | Wellington Road, IP2 | 3 | E | nergy rating |
|-------|----------------------|-----------|--------------|--------------|
| | Valid until 2 | 0.04.2030 | | |
| Score | Energy rating | | Current | Potential |
| 92+ | A | | | |
| 81-91 | В | | | 81 B |
| 69-80 | C | | | OILP |
| 55-68 | D | | E41 = | |
| 39-54 | E | | 54 E | |
| 21-38 | F | = | | |
| 1-20 | | G | | |

Property

EPC - Additional Data



Additional EPC Data

Property Type: House

Build Form: Semi-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 installed before 2002

Previous Extension: 2

Open Fireplace: 0

Ventilation: Natural

Walls: Timber frame, as built, no insulation (assumed)

Walls Energy: Very Poor

Roof: Pitched, no insulation (assumed)

Roof Energy: Very Poor

Main Heating: Boiler and radiators, mains gas

Main Heating

Controls:

Programmer, room thermostat and TRVs

Hot Water System: From main system

Hot Water Energy

Efficiency:

Good

Lighting: Low energy lighting in 48% of fixed outlets

Floors: Solid, no insulation (assumed)

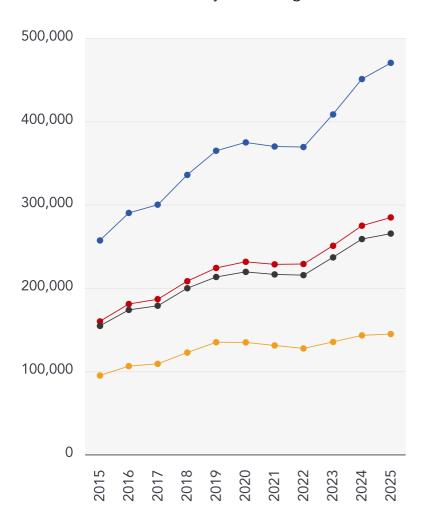
Total Floor Area: 101 m²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP23



Detached

+82.97%

Semi-Detached

+78.11%

Terraced

+71.77%

Flat

+52.51%

Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

× Adit

X 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.

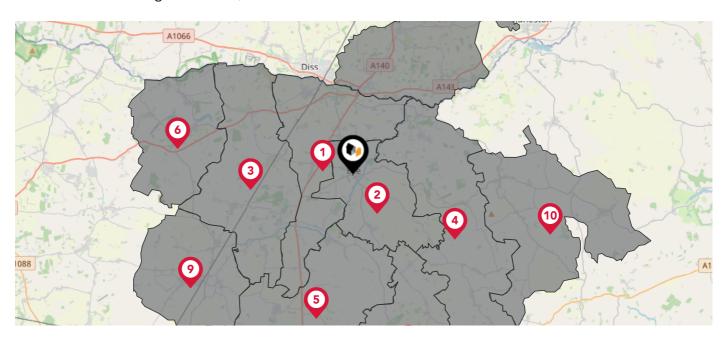


| Nearby Conservation Areas | | | | |
|---------------------------|----------------|--|--|--|
| 1 | Eye | | | |
| 2 | Thrandeston | | | |
| 3 | Hoxne | | | |
| 4 | Mellis | | | |
| 5 | Palgrave | | | |
| 6 | Wickham Skeith | | | |
| 7 | Stradbroke | | | |
| 8 | Wingfield | | | |
| 9 | Finningham | | | |
| 10 | Botesdale | | | |

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

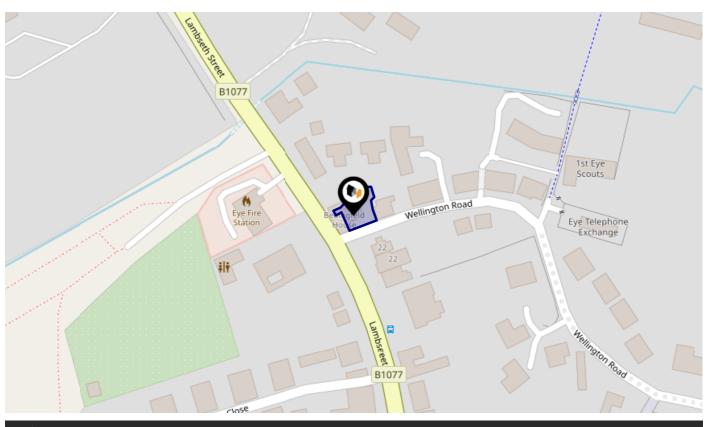


| Nearby Cour | Nearby Council Wards | | | |
|-------------|-------------------------------------|--|--|--|
| 1 | Palgrave Ward | | | |
| 2 | Eye Ward | | | |
| 3 | Gislingham Ward | | | |
| 4 | Hoxne & Worlingworth Ward | | | |
| 5 | Mendlesham Ward | | | |
| 6 | Rickinghall Ward | | | |
| 7 | Debenham Ward | | | |
| 8 | Beck Vale, Dickleburgh & Scole Ward | | | |
| 9 | Bacton Ward | | | |
| 10 | Stradbroke & Laxfield Ward | | | |

Maps Rail Noise



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.

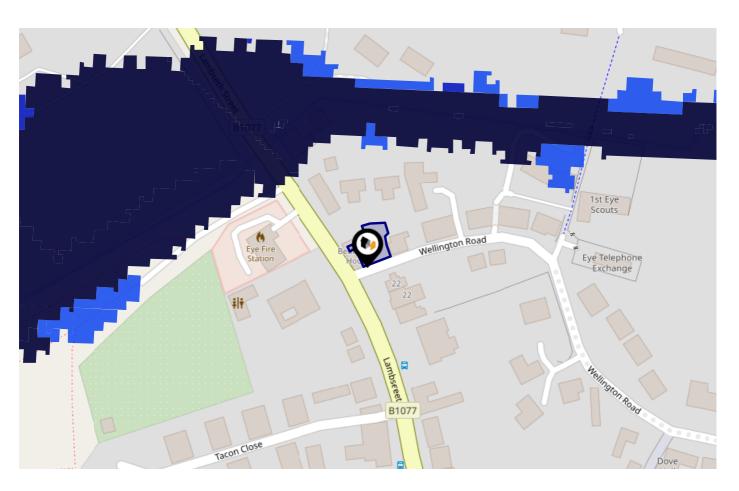
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| 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 | |

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.

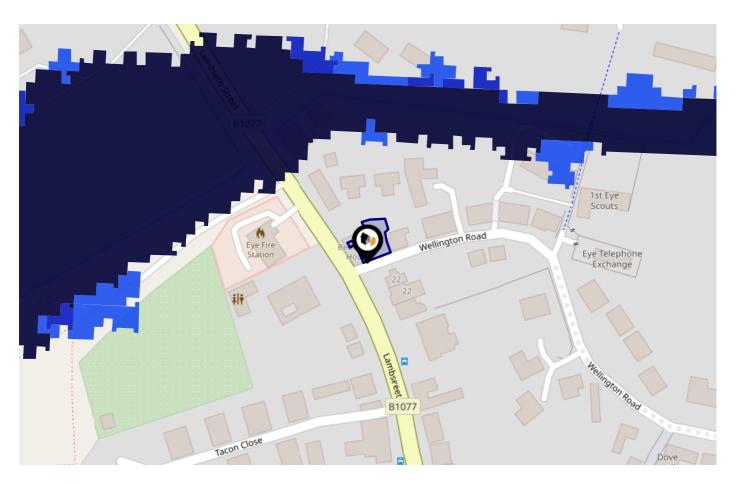
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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



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.
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Surface Water - Flood Risk



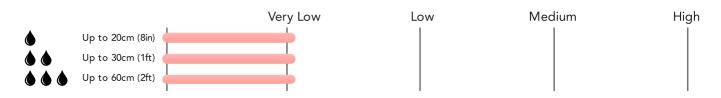
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: 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.



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: 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.



Maps **Green Belt**



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.

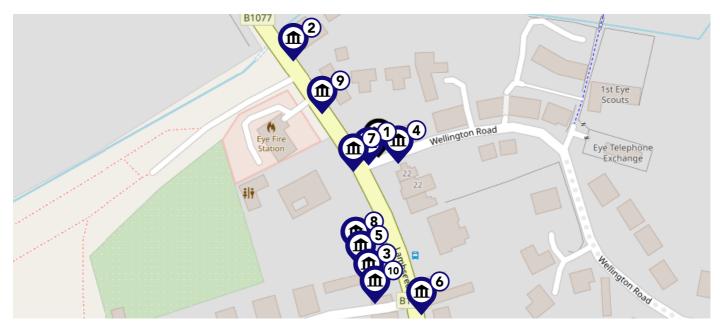


| Nearby L | andfill Sites | | |
|----------|--|-------------------|--|
| ① | Magdalen-Magdalen, Eye | Historic Landfill | |
| 2 | Drift Cottage-Brome Avenue, Eye, Suffolk | Historic Landfill | |
| 3 | Land East of Brome Industrial Estate-Brome, Mid Suffolk | Historic Landfill | |
| 4 | Mellis Road-Mellis Road, Thrandeston | Historic Landfill | |
| 5 | Rookery Farm-Rookery Farm, Wortham | Historic Landfill | |
| 6 | Rookery Farm-Rookery Farm, Wortham | Historic Landfill | |
| 7 | Maggots Fm-Maggots Farm, Denham | Historic Landfill | |
| 8 | Mill Farm-Mill Street, Gislingham | Historic 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 B | uildings in the local district | Grade | Distance |
|----------------------------|-------------------------------------|----------|-----------|
| m ¹ | 1096780 - Bedingfield Lodge | Grade II | 0.0 miles |
| m ² | 1334414 - Bridge House | Grade II | 0.0 miles |
| m ³ | 1316557 - 9 And 11, Lambseth Street | Grade II | 0.0 miles |
| m 4 | 1334405 - Apsley Cottage | Grade II | 0.0 miles |
| m ⁵ | 1316560 - 13, Lambseth Street | Grade II | 0.0 miles |
| 6 | 1316561 - Albion House | Grade II | 0.0 miles |
| (m) ⁽⁷⁾ | 1334412 - 24, Lambseth Street | Grade II | 0.0 miles |
| m ⁸ | 1316562 - 15, Lambseth Street | Grade II | 0.0 miles |
| 6 9 | 1334413 - Bedingfield Almshouses | Grade II | 0.0 miles |
| (10) | 1316555 - Dove House | Grade II | 0.0 miles |

Area **Schools**





| | | Nursery | Primary | Secondary | College | Private |
|---|---|---------|--------------|--------------|---------|---------|
| 1 | St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance: 0.18 | | \checkmark | | | |
| 2 | Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:0.27 | | | \checkmark | | |
| 3 | Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:2.22 | | \checkmark | | | |
| 4 | Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance: 2.48 | | igstar | | | |
| 5 | Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance: 2.69 | | \checkmark | | | |
| 6 | St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance: 2.91 | | \checkmark | | | |
| 7 | Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance: 3.29 | | ▽ | | | |
| 8 | Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance: 3.37 | | \checkmark | | | |

Area **Schools**



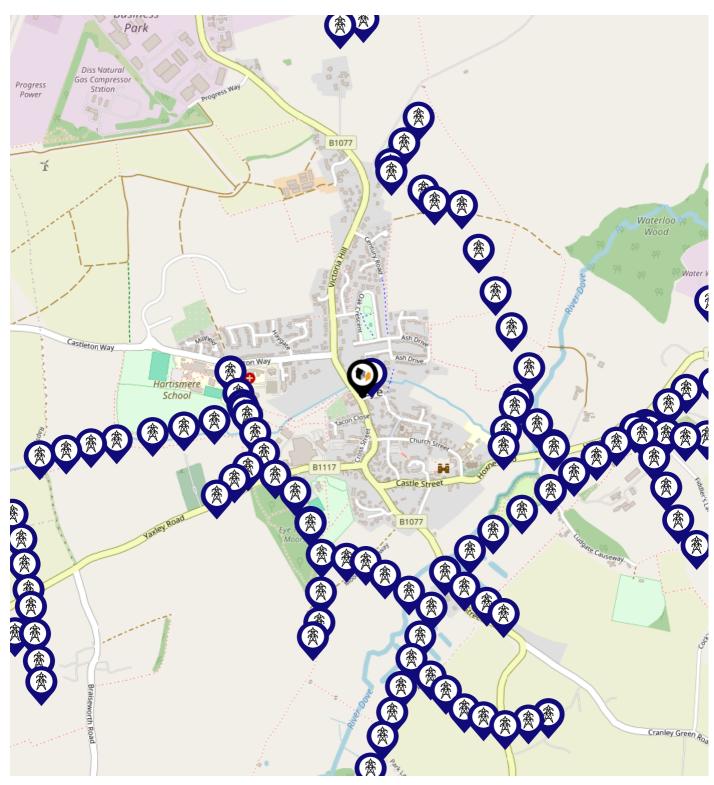


| | | Nursery | Primary | Secondary | College | Private |
|-----|---|---------|--------------|--------------|---------|---------|
| 9 | Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:3.96 | | \checkmark | | | |
| 10 | Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance: 3.99 | | ▽ | | | |
| 11) | Diss High School Ofsted Rating: Good Pupils: 941 Distance:4.18 | | | \checkmark | | |
| 12 | Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:4.3 | | \checkmark | | | |
| 13 | Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance: 4.5 | | | lacksquare | | |
| 14) | Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:4.65 | | ✓ | | | |
| 15) | Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance: 4.66 | | \checkmark | | | |
| 16) | Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance: 4.69 | | \checkmark | | | |

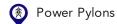
Local Area

Masts & Pylons





Key:



Communication Masts



Environment

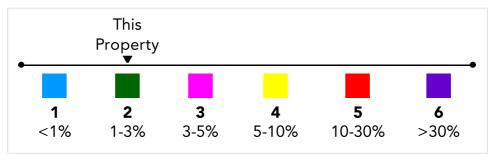
Radon Gas



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).

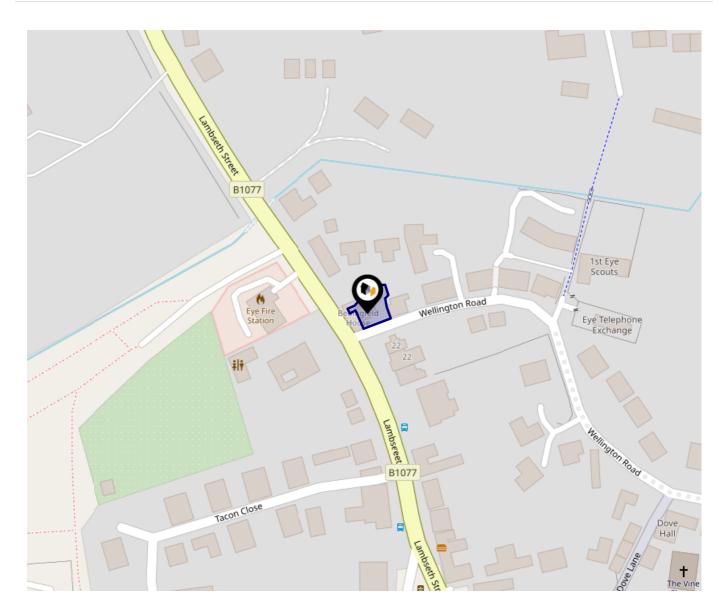






Local Area Road Noise





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



Environment **Soils & Clay**



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

Carbon Content: VARIABLE Soil Texture: LOAM TO CLAYEY LOAM,

Parent Material Grain: MIXED (ARGILLIC- LOCALLY CHALKY

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

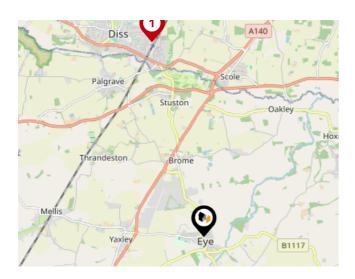
TC Terrace Clay

TC/LL Terrace Clay & Loamy Loess

Area

Transport (National)





National Rail Stations

| Pin | Name | Distance |
|----------|-------------------|-------------|
| (| Diss Rail Station | 3.65 miles |
| 2 | Diss Rail Station | 3.66 miles |
| 3 | Entrance1 | 11.06 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M11 J9 | 44.44 miles |
| 2 | M11 J10 | 45.43 miles |
| 3 | M11 J11 | 45.55 miles |
| 4 | M11 J13 | 45.85 miles |
| 5 | M11 J12 | 46.28 miles |



Airports/Helipads

| Pin | Name | Distance |
|----------|----------------------------------|-------------|
| 1 | Norwich International Airport | 24.66 miles |
| 2 | Southend-on-Sea | 55.44 miles |
| 3 | Cambridge | 41.89 miles |
| 4 | Stansted Airport | 48.03 miles |



Area

Transport (Local)





Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | Town Hall | 0.06 miles |
| 2 | Bellands Way | 0.18 miles |
| 3 | Bellands Way | 0.2 miles |
| 4 | Vion Food | 0.19 miles |
| 5 | Hartismere Hospital | 0.21 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------|-------------|
| 1 | Reedham Ferry South | 23.57 miles |



Whittley Parish | Diss About Us





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.



Whittley Parish | Diss **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 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 Whitley 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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