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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th April 2025



CANDLERS LANE, HARLESTON, IP20

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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












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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	2,012 ft ² / 187 m ²		
Plot Area:	0.16 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,105		
Title Number:	NK527707		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	Harleston	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	17	80	-
• 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
				

Planning History

This Address



Planning records for: *Candlers Lane, Harleston, IP20*

Reference - 2024/3243
Decision: Pending Consideration
Date: 31st October 2024
Description: Division of 3 Candlers Lane into 2 dwellings

Reference - 2020/2337
Decision: Decided
Date: 07th December 2020
Description: Erection of single storey front extension.

Reference - 2024/1239
Decision: Withdrawn
Date: 25th April 2024
Description: Variation of condition 2 of 2022/1818 - re-design

Reference - 2024/1348
Decision: Decided
Date: 02nd May 2024
Description: T1 Lime- Crown reduction by reducing height from 30m to 15m. Reduce width from 16m to 8m.

Planning History

This Address



Planning records for: *Candlers Lane, Harleston, IP20*

Reference - 2021/1295
Decision: Withdrawn
Date: 04th June 2021
Description: Proposed division of 1 dwelling to create two dwellings.

Reference - 2024/3742
Decision: Decided
Date: 16th December 2024
Description: T1 Lime - Remove lowest branch to the east and lowest branch to the west current approx length 4-6m. Reduce lowest branch to the south to large upright and reduce the remaining branch by 3m. Reduce remaining crown to the south from 8m to 4m, west 7m to 4m, east 9m to 6m and north 8m to 4m. Reduce height from 30m to 26m, works are to allow more light to the property and reduce risk of future failure

Reference - 2022/1215
Decision: Withdrawn
Date: 23rd June 2022
Description: Certificate of lawful use for a proposed rear conservatory

Reference - 2021/0809
Decision: Decided
Date: 09th April 2021
Description: Proposed erection of outbuilding to rear of dwelling.

Planning History

This Address



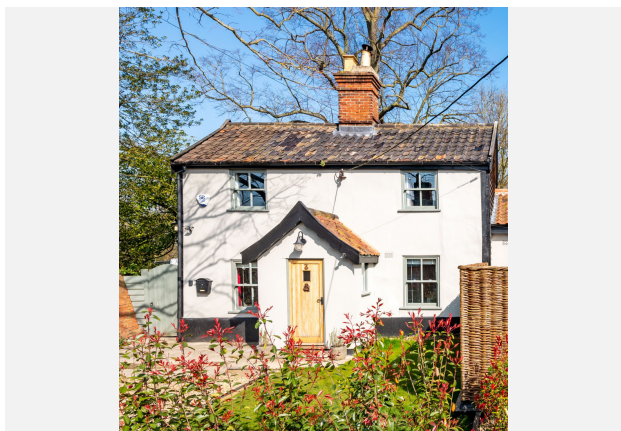
Planning records for: *Candlers Lane, Harleston, IP20*

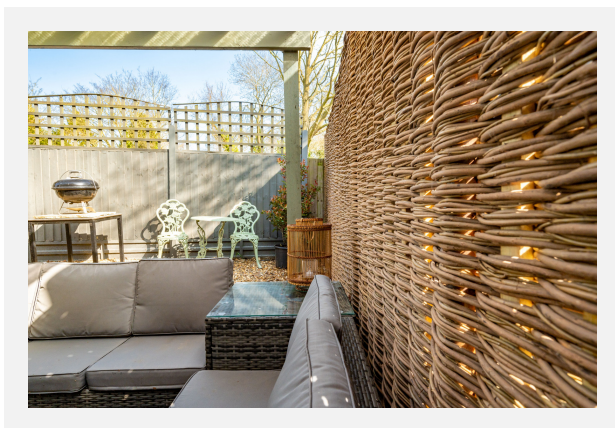
Reference - 2024/0540
Decision: Decided
Date: 20th February 2024
Description: T1 Lime Tree - Fell

Reference - 2022/1818
Decision: Decided
Date: 22nd September 2022
Description: Single storey rear extension

Reference - 2024/3775
Decision: Decided
Date: 16th December 2024
Description: T2 Lime - Reduce two lowest limbs (South) from 8m to 4m for maintenance works T3 Holly - Coppice at 1m height due to tree in decline, works should encourage future growth T4 Laurel - Coppice at 1m height due to tree in decline, works should encourage future growth

Reference - 2020/0853
Decision: Decided
Date: 15th May 2020
Description: Cherry tree - fell



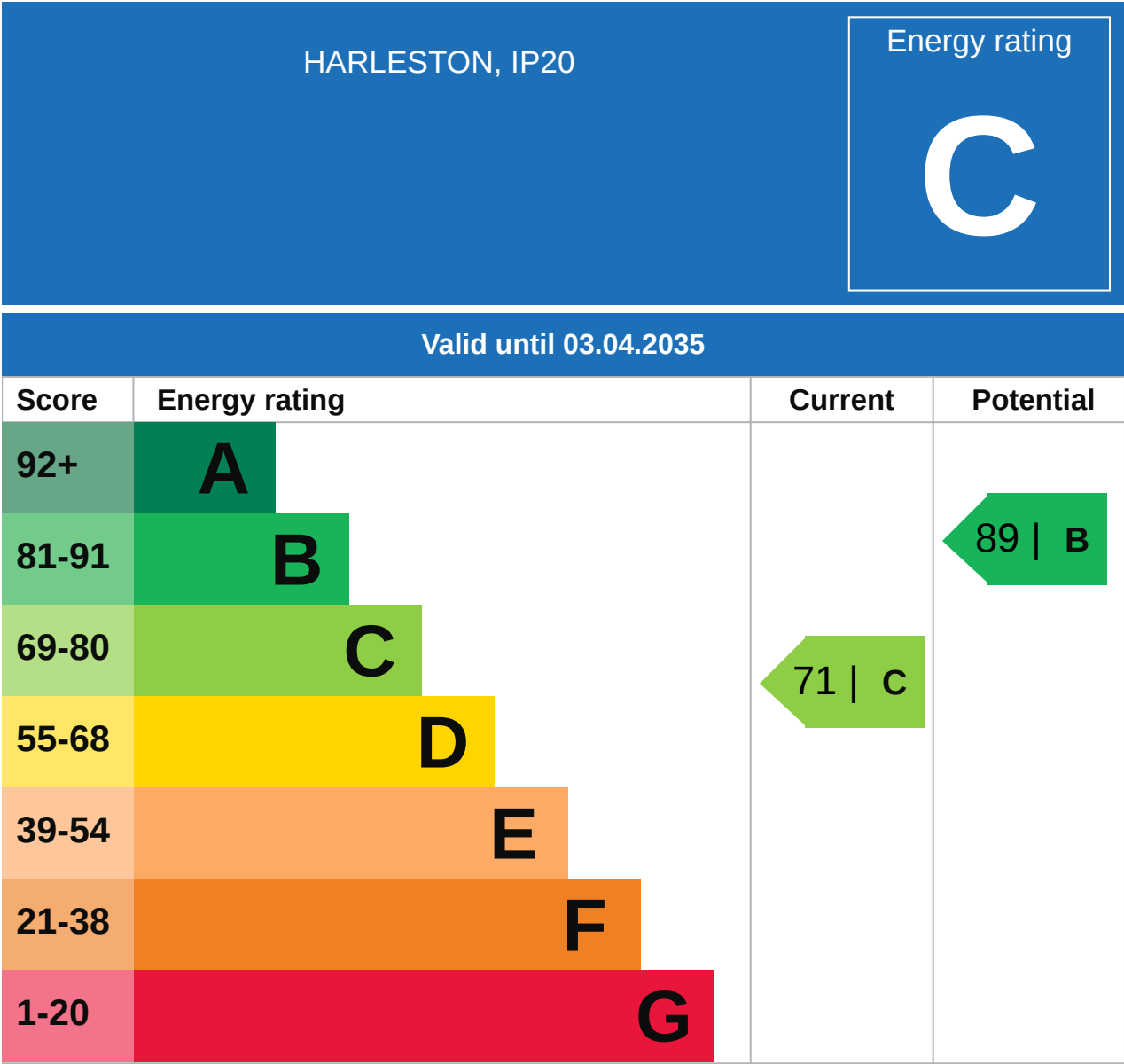






CANDLERS LANE, HARLESTON, IP20







Additional EPC Data

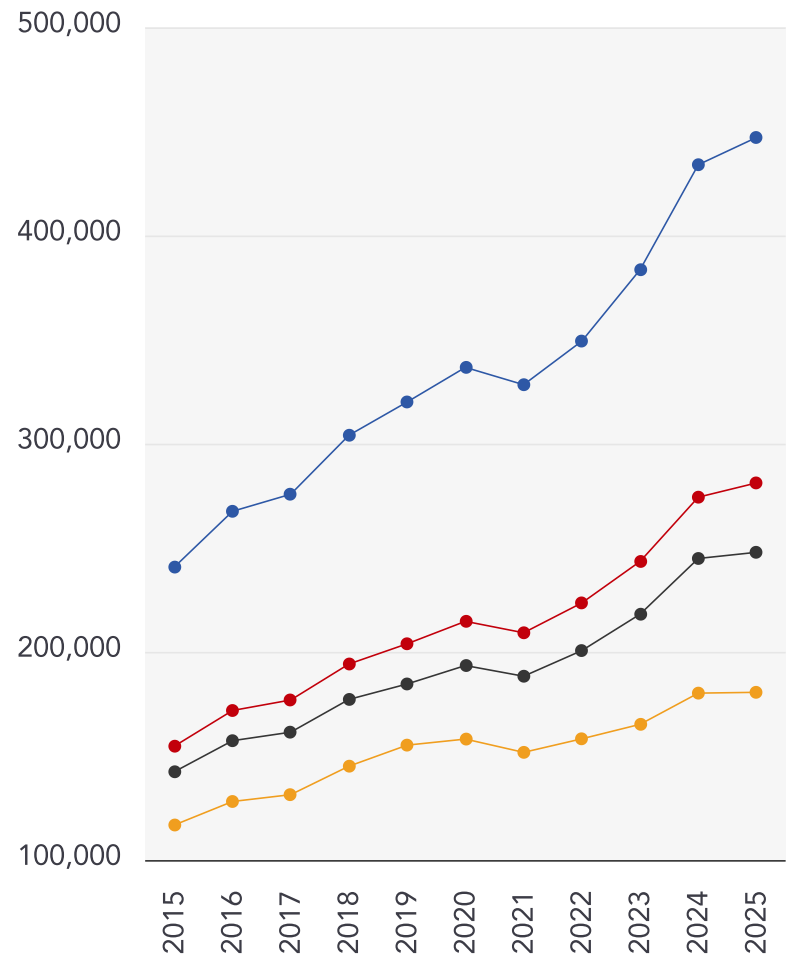
Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 90% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	120 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP20



Detached

+85.73%

Semi-Detached

+81.75%

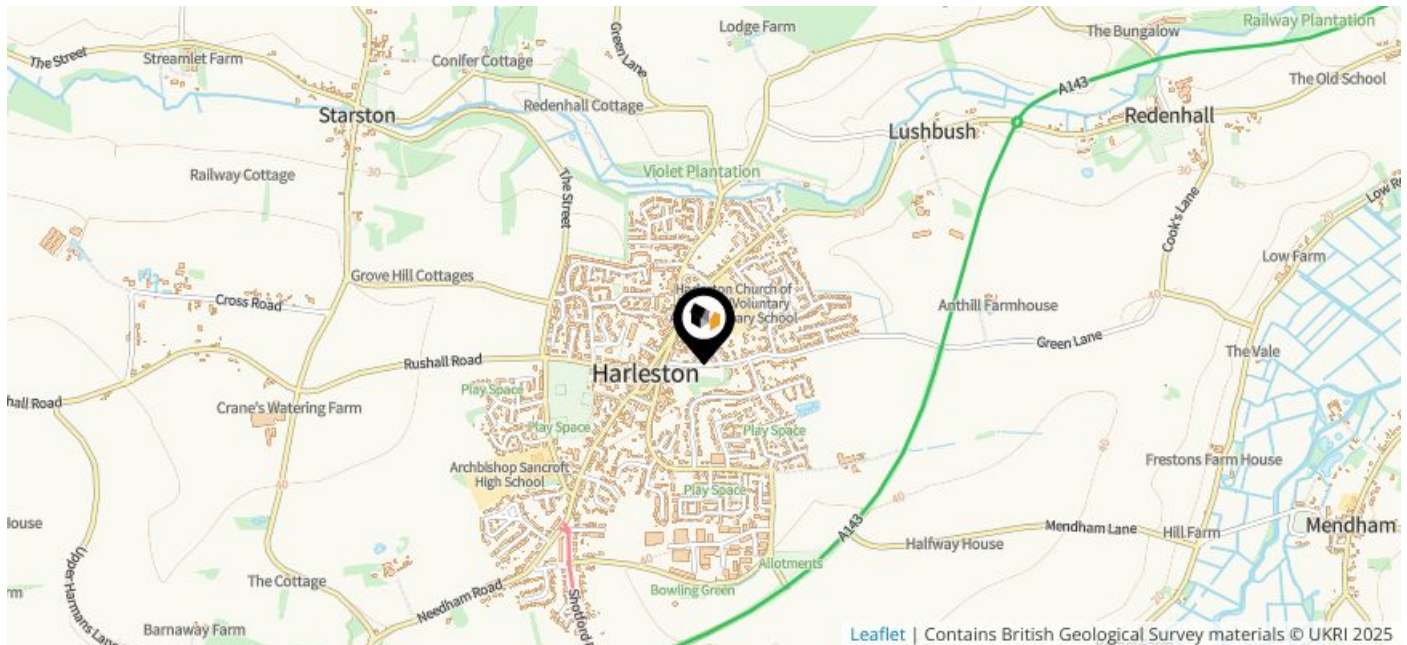
Terraced

+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.

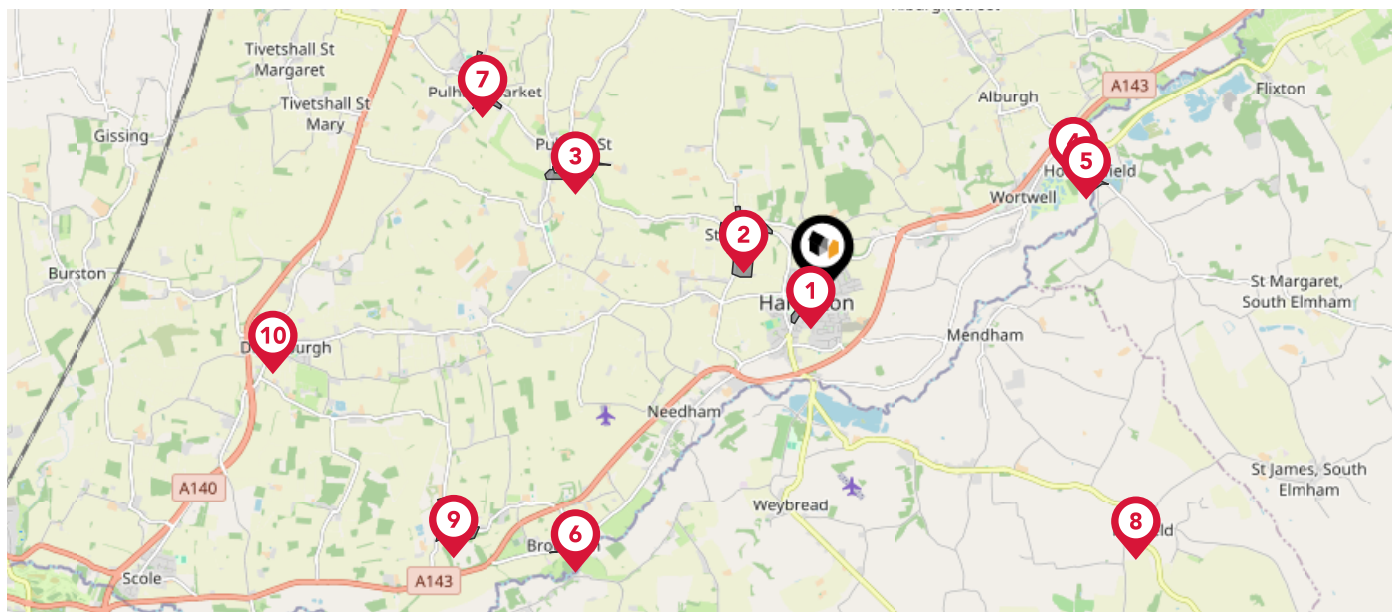
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Harleston



Starston



Pulham St Mary



Wortwell



Homersfield



Brockdish



Pulham Market



Metfield

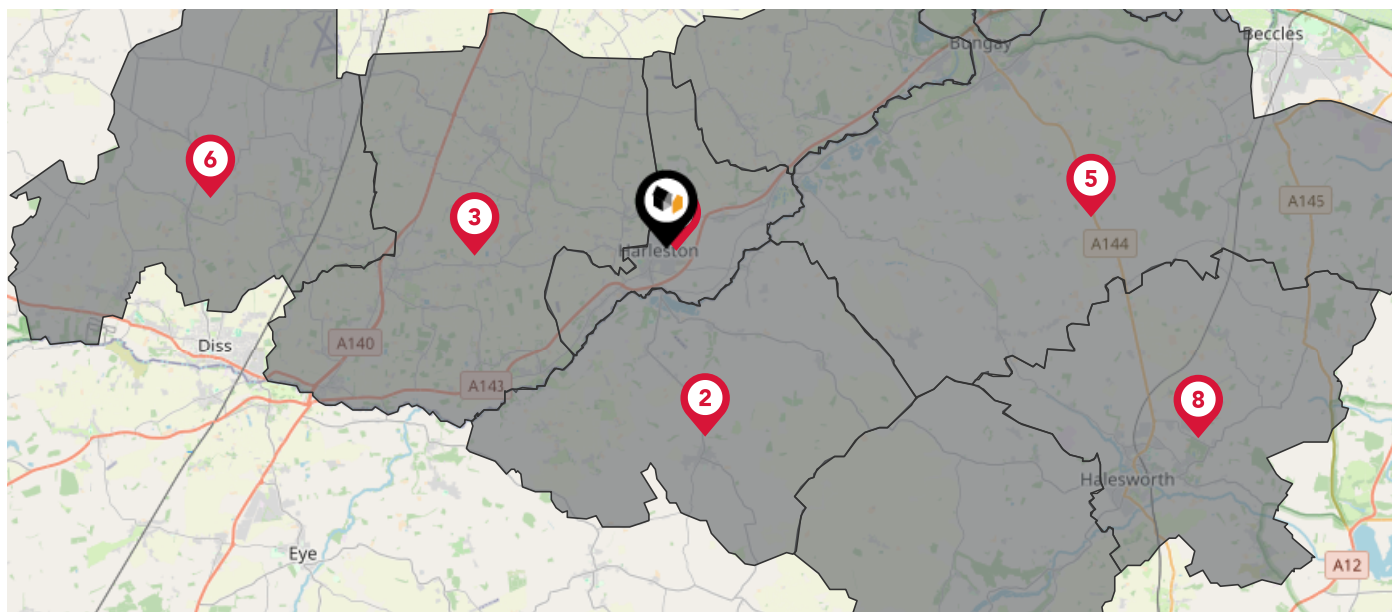


Thorpe Abbots



Dickleburgh

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

Harleston Ward

2

Fressingfield Ward

3

Beck Vale, Dickleburgh & Scole Ward

4

Ditchingham & Earsham Ward

5

Bungay & Wainford Ward

6

Bressingham & Burston Ward

7

Kelsale & Yoxford Ward

8

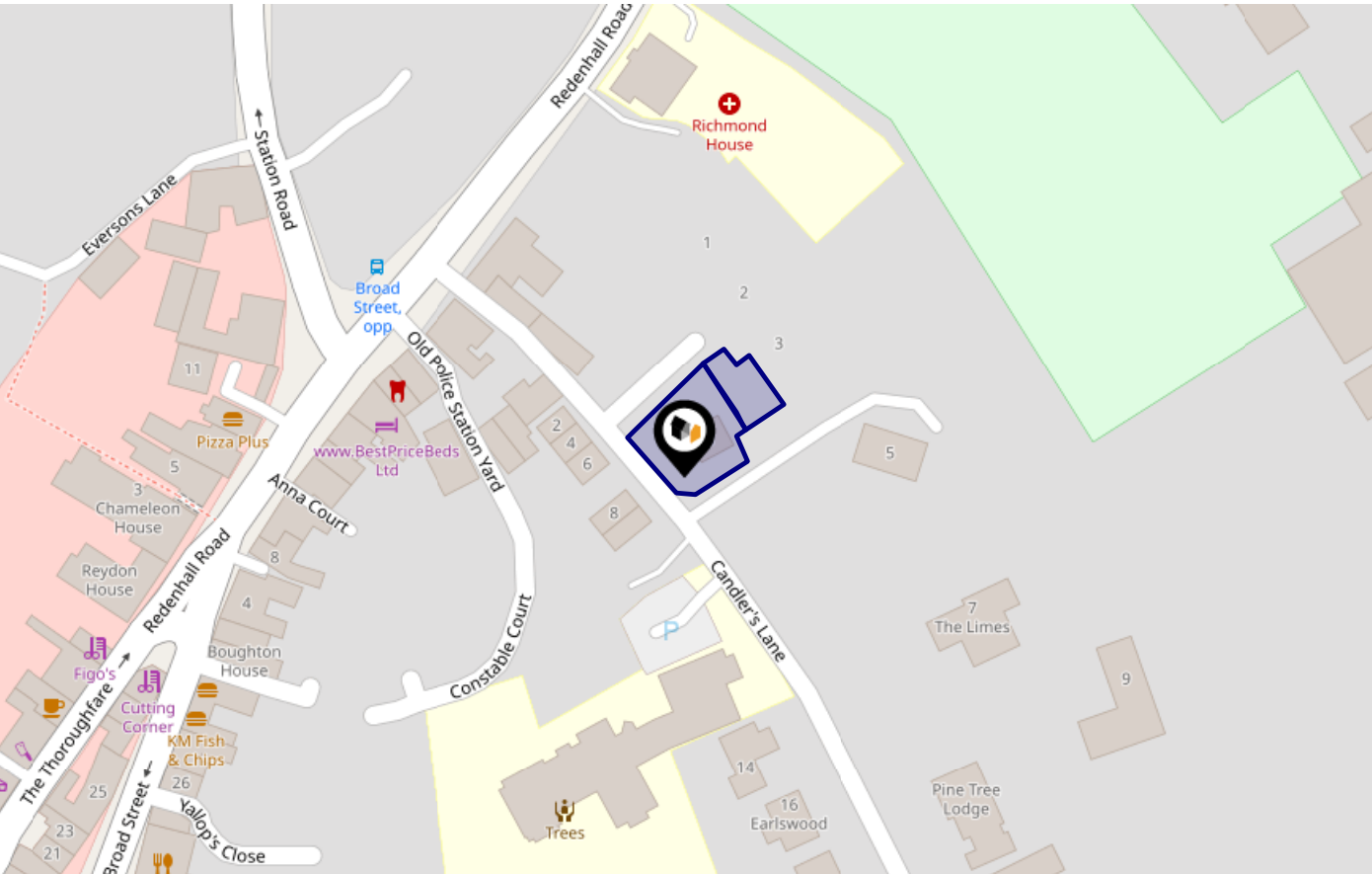
Halesworth & Blything Ward

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.

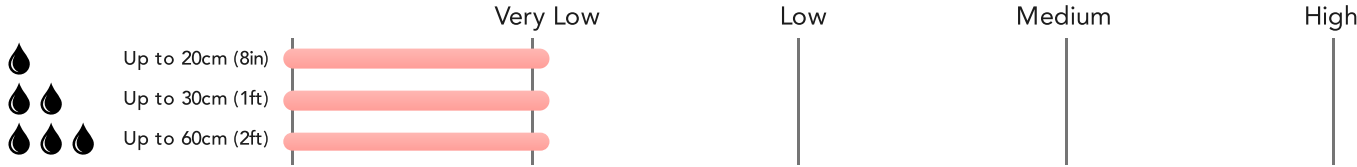


Risk Rating: Very low

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:

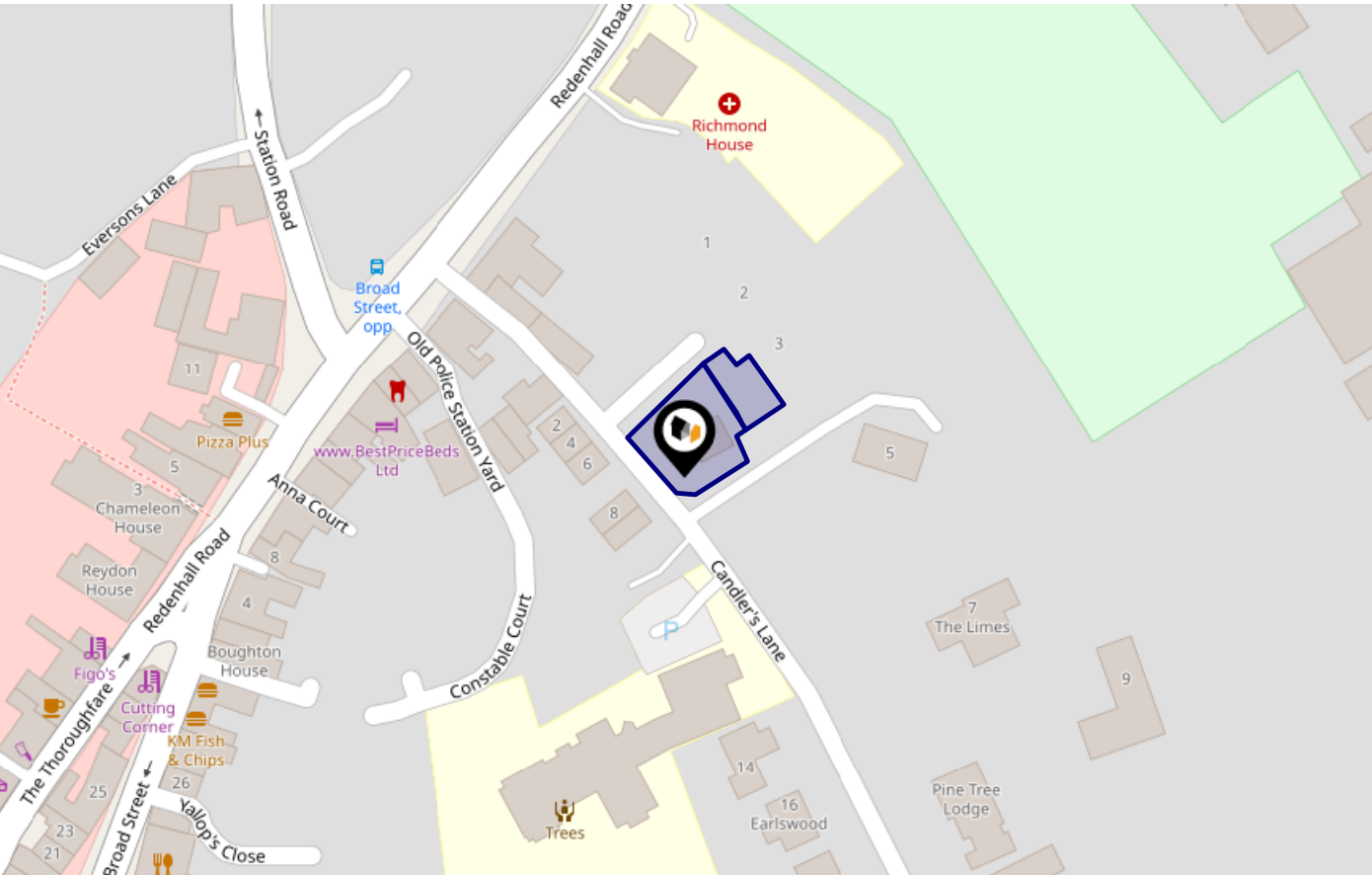


Flood Risk

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.

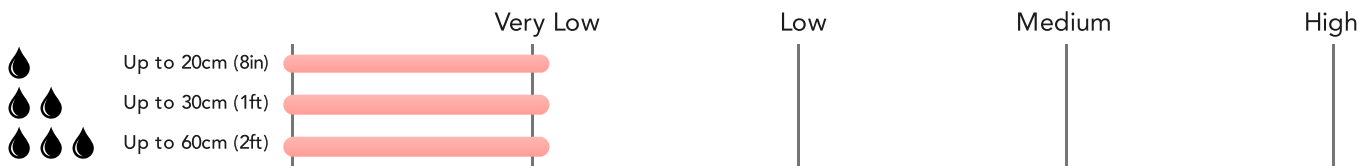


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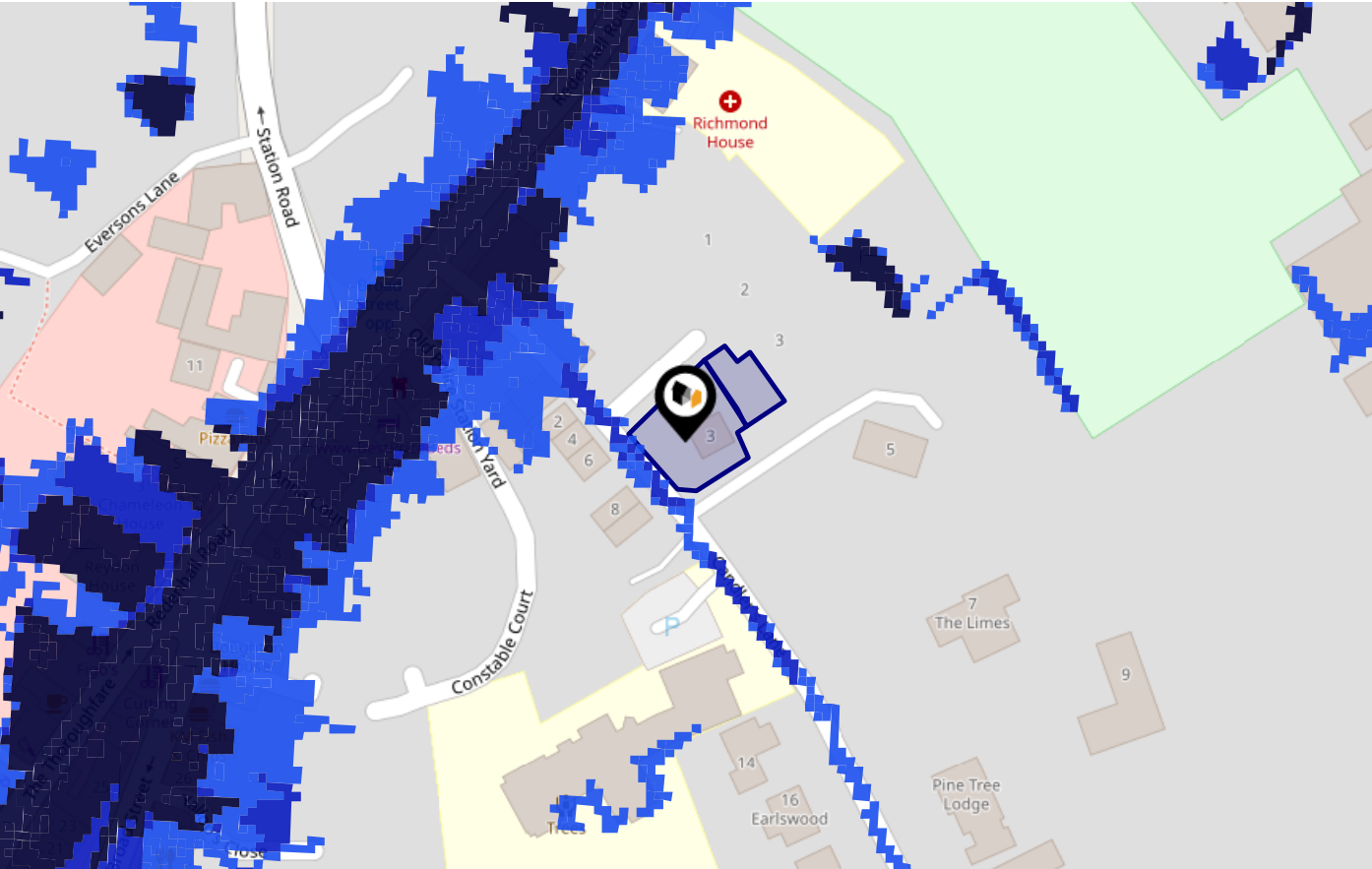


Flood Risk

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.

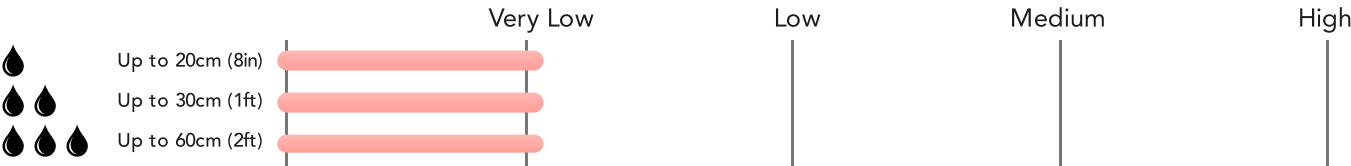


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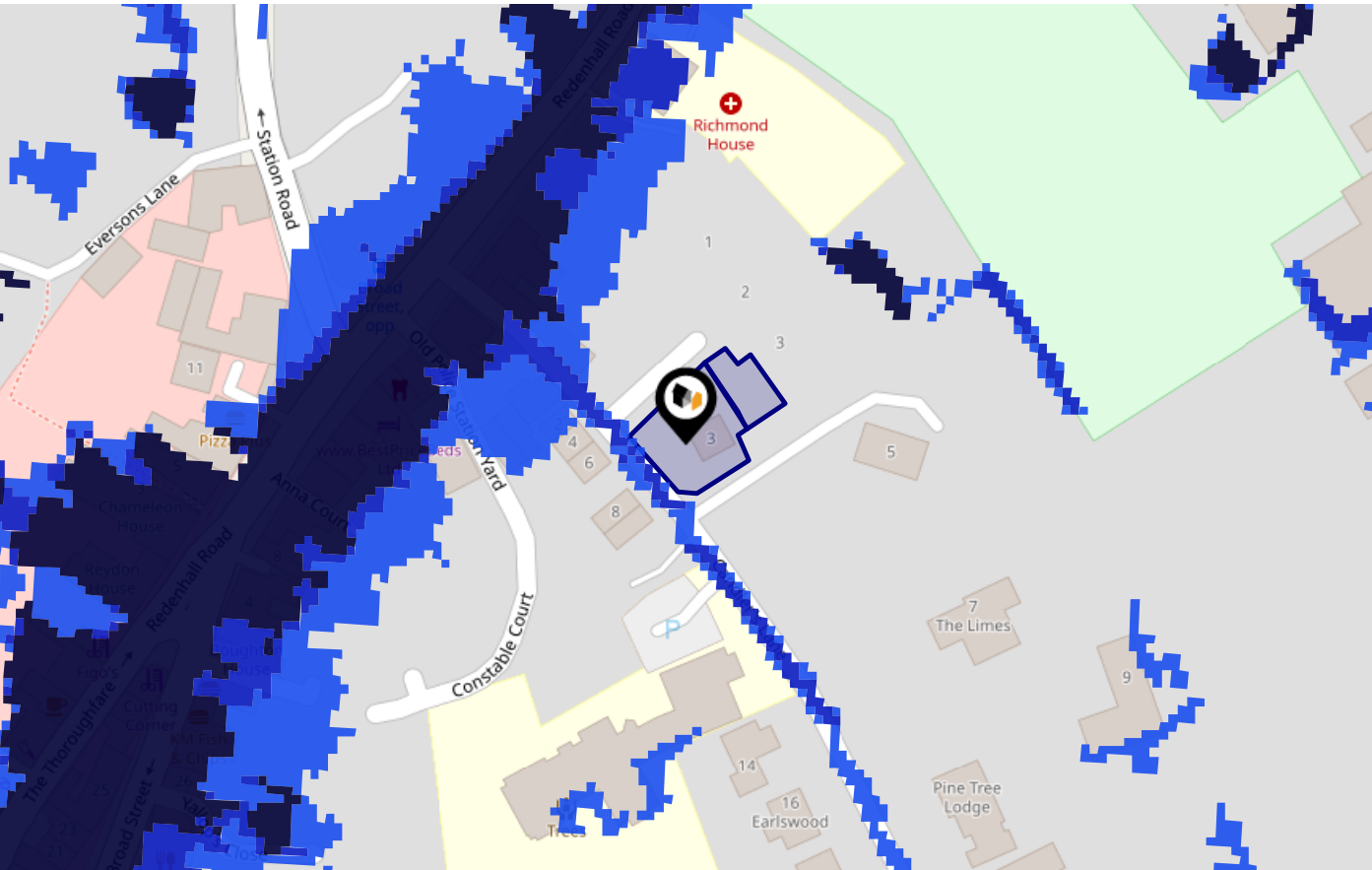


Flood Risk

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.

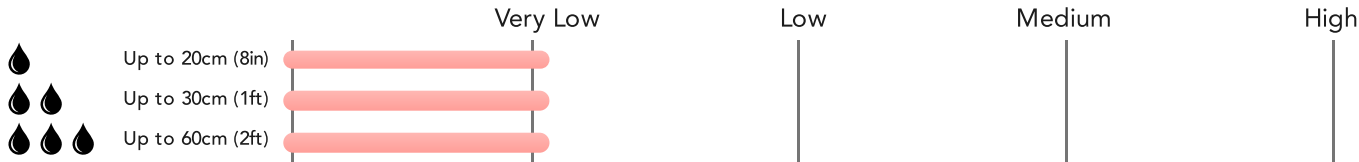


Risk Rating: Very low

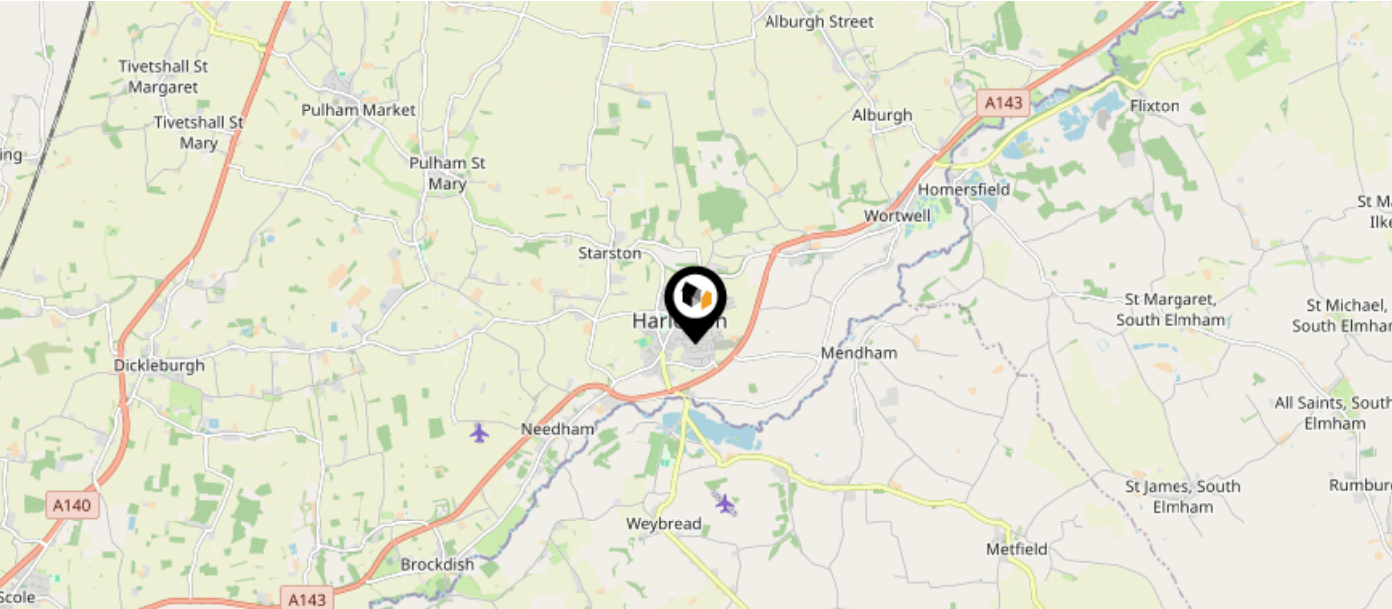
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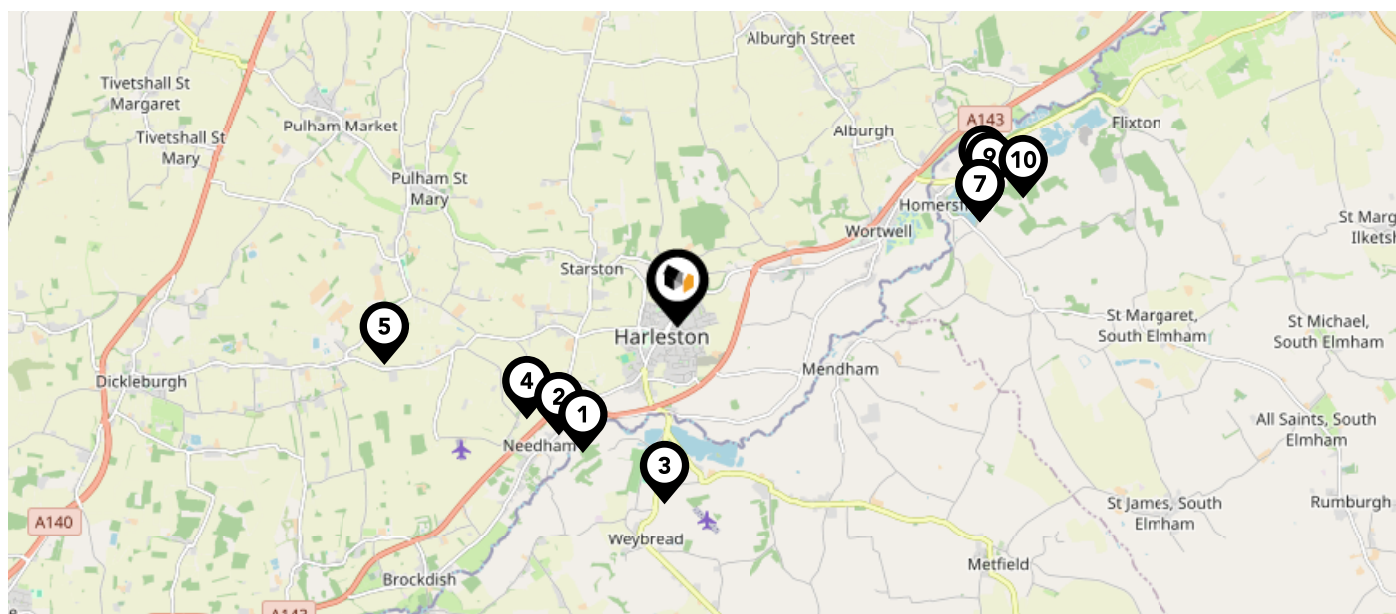
This map displays nearby areas that have been designated as Green Belt...























Nearby Green Belt Land

No data available.

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

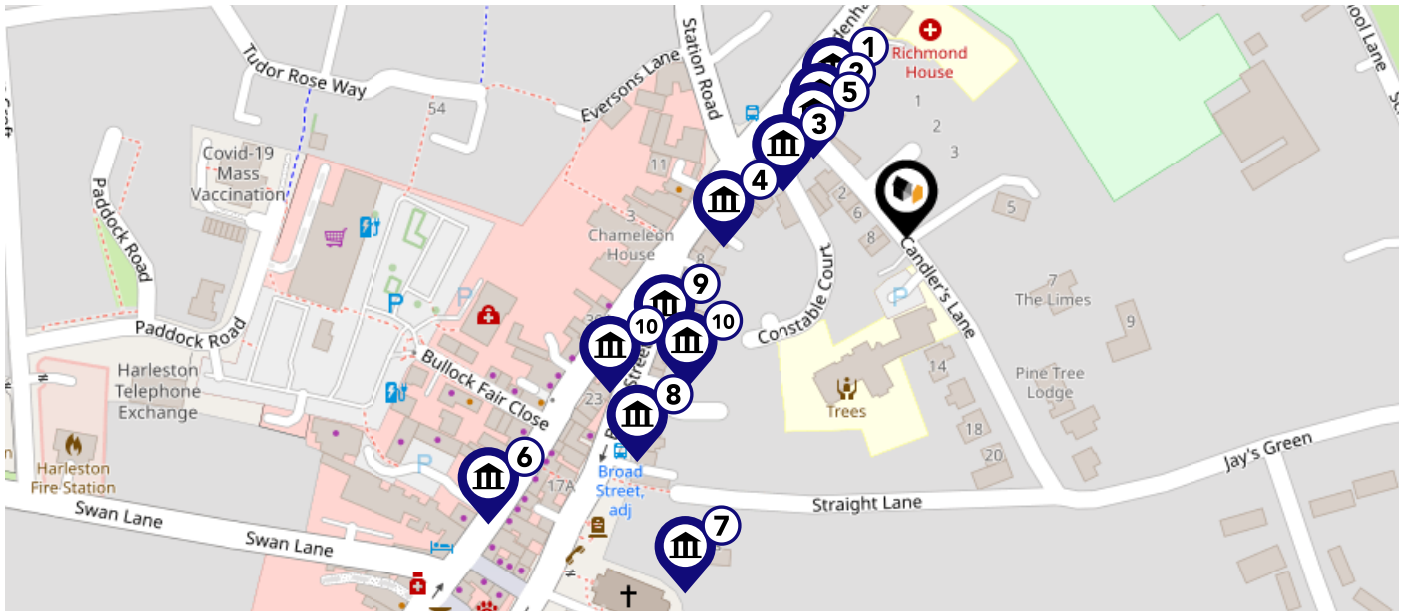
	By Elm Farm-High Road, Needham	Historic Landfill 
	Barnaways Farm-Harmans Lane, Needham, Norfolk	Historic Landfill 
	Weybread Gravel Pits-Weybread, Diss, Norfolk	Historic Landfill 
	Harmans Lane-Needham, Norfolk	Historic Landfill 
	Furze Green - South Green-Dickleburgh	Historic Landfill 
	Back Lane-Homersfield	Historic Landfill 
	Long Plantation-Back Lane, Homersfield	Historic Landfill 
	Homersfield Landfill Site-Waterloo Plantation, Homersfield	Historic Landfill 
	Flixton Park-Bungay	Historic Landfill 
	EA/EPR/KB3000XH/T001	Active Landfill 












Maps

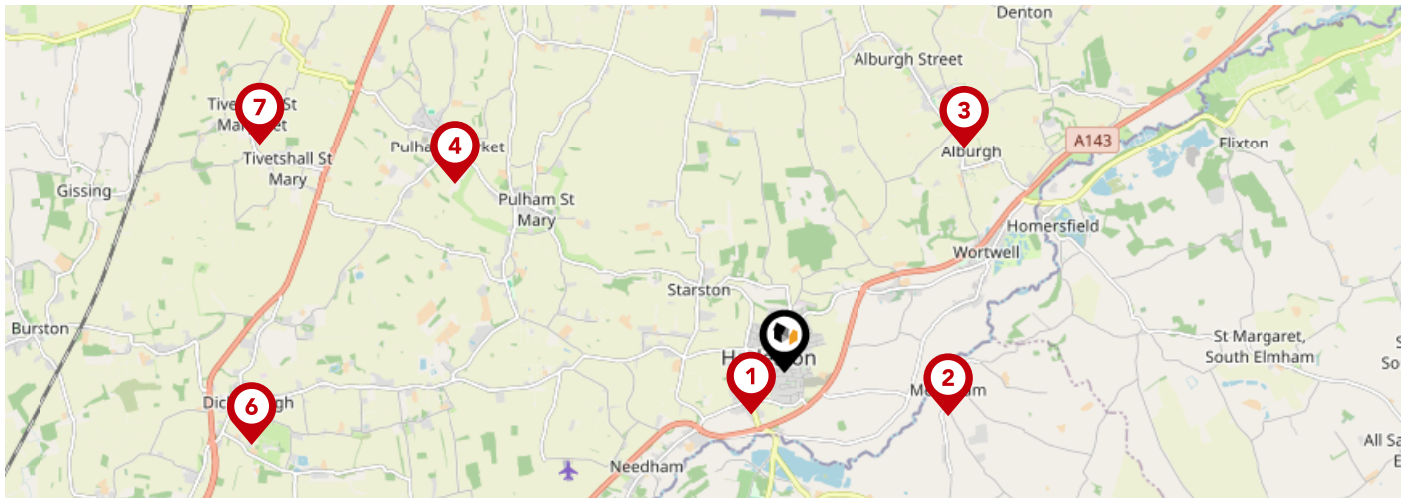
Listed Buildings



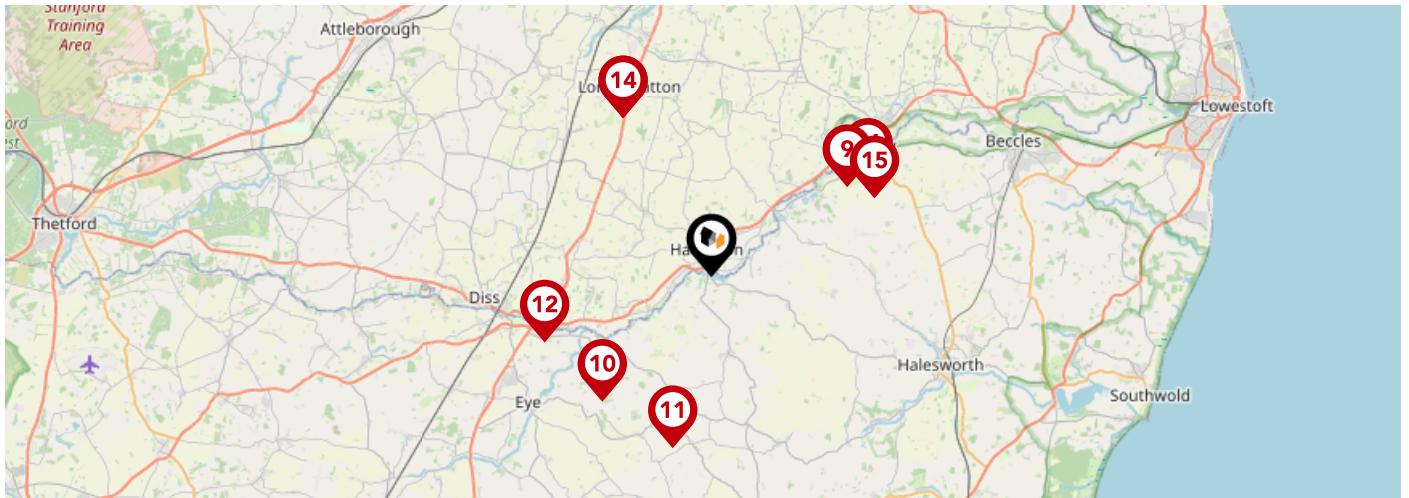
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1050100 - 34, Redenhall Road	Grade II	0.0 miles
 1050143 - 32, Redenhall Road	Grade II	0.0 miles
 1050142 - 28, Redenhall Road	Grade II	0.0 miles
 1156041 - 18, Redenhall Road	Grade II	0.0 miles
 1156043 - Candler's House	Grade II	0.0 miles
 1050110 - Cardinal's Hat Inn	Grade II	0.1 miles
 1050151 - Caltofts	Grade II	0.1 miles
 1155640 - 20, 22 And 24, Broad Street	Grade II	0.1 miles
 1050140 - 2, Redenhall Road (see Details For Further Address Information)	Grade II	0.1 miles
 1373348 - 27 And 29, Broad Street	Grade II	0.1 miles
 1303882 - Philomel	Grade II	0.1 miles



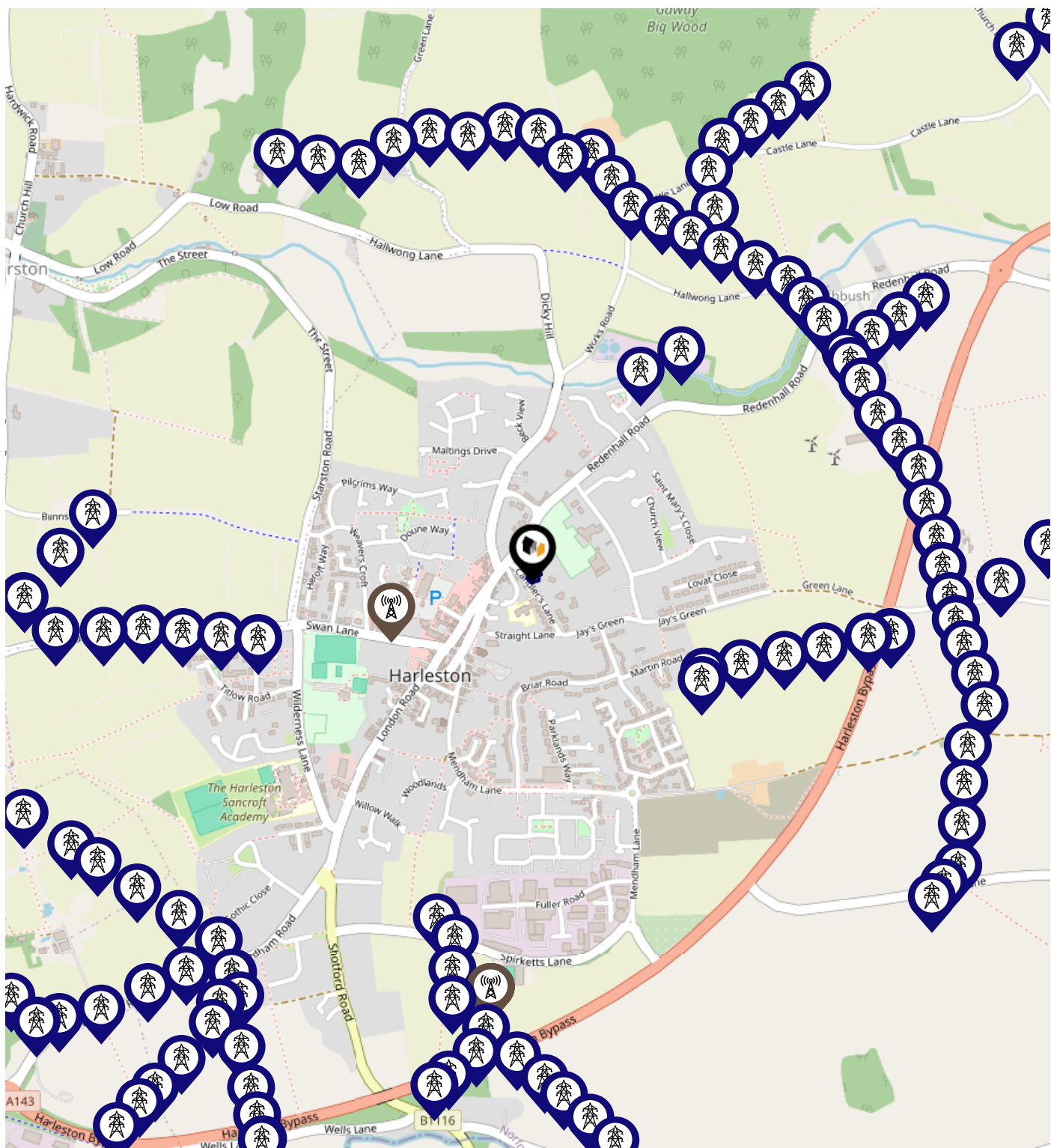
		Nursery	Primary	Secondary	College	Private
1	The Harleston Sancroft Academy (a 3-16 Church of England School) Ofsted Rating: Not Rated Pupils: 874 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mendham Primary School Ofsted Rating: Good Pupils: 63 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Alburgh With Denton Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:4.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:5.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 121 Distance:5.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Earsham Church of England Primary Academy Ofsted Rating: Good Pupils: 87 Distance: 5.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance: 6.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stradbroke High School Ofsted Rating: Good Pupils: 353 Distance: 6.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance: 6.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance: 6.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance: 6.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bungay High School Ofsted Rating: Good Pupils: 985 Distance: 6.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edmund's Catholic Primary School Ofsted Rating: Good Pupils: 82 Distance: 6.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

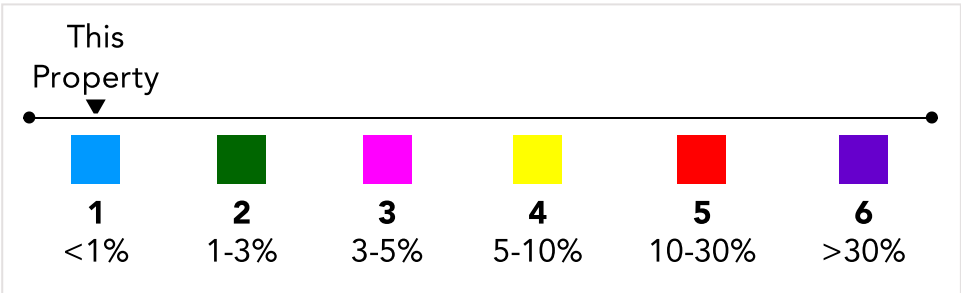
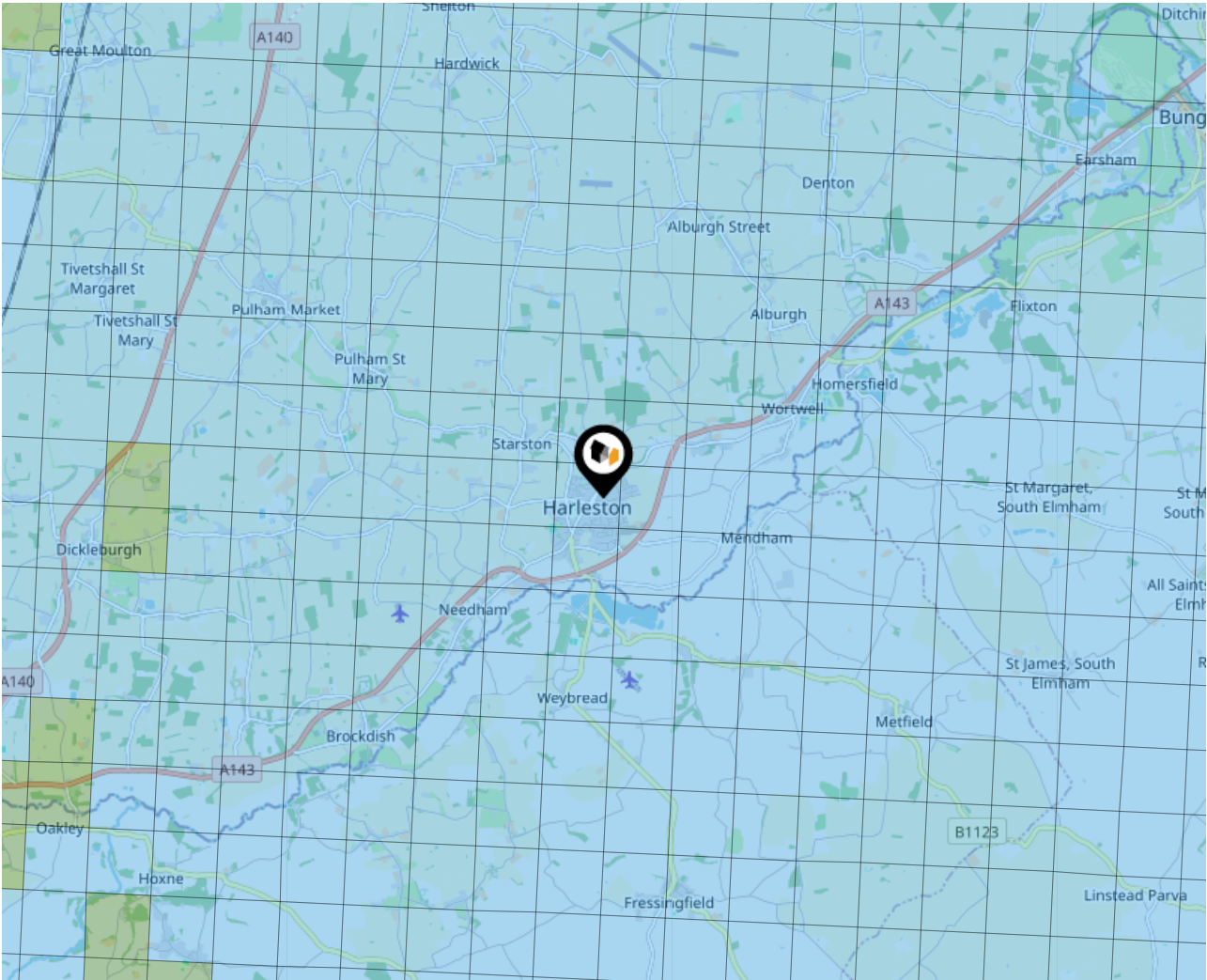


Key:

- Power Pylons
- Communication Masts

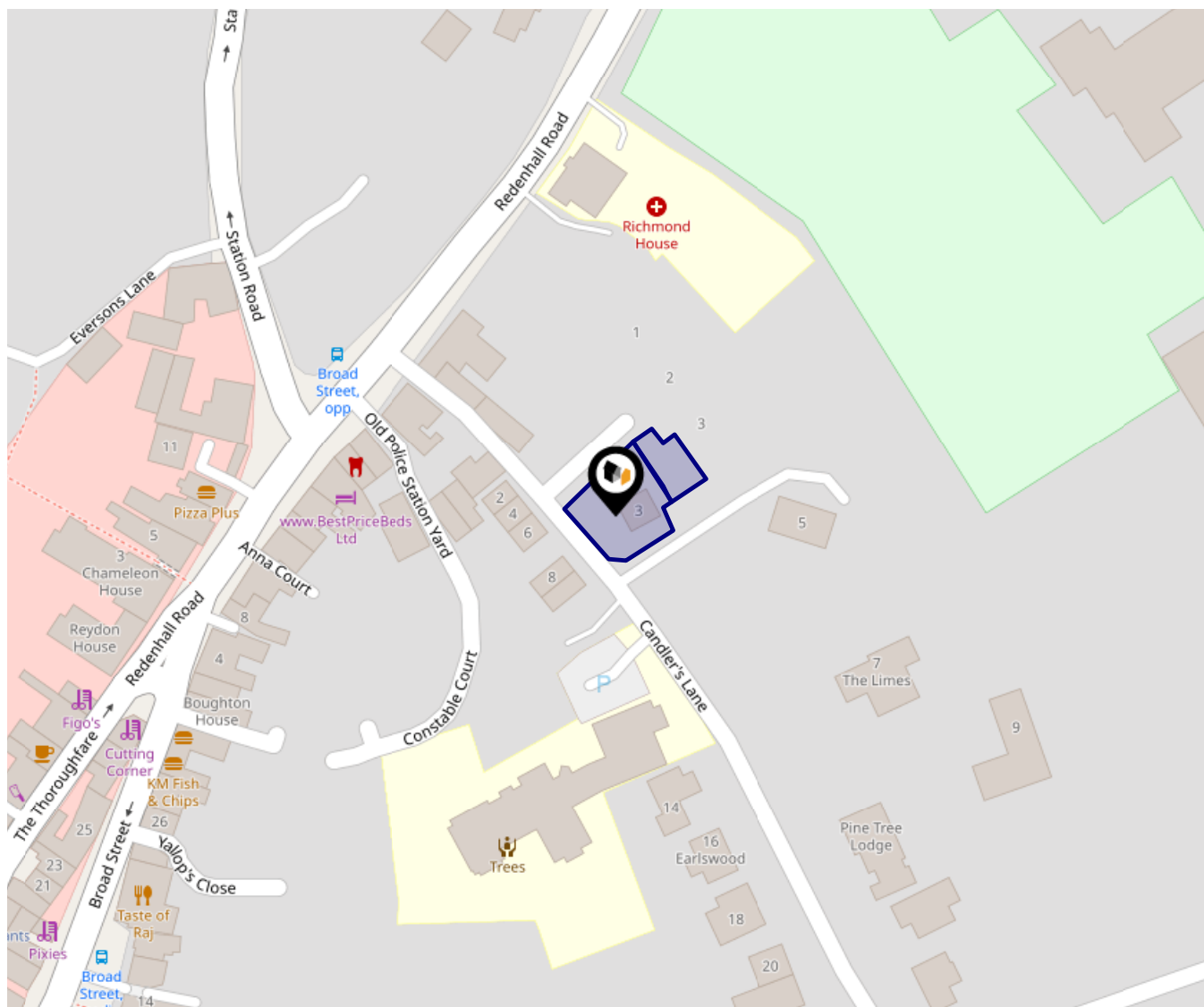
What is Radon?

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.

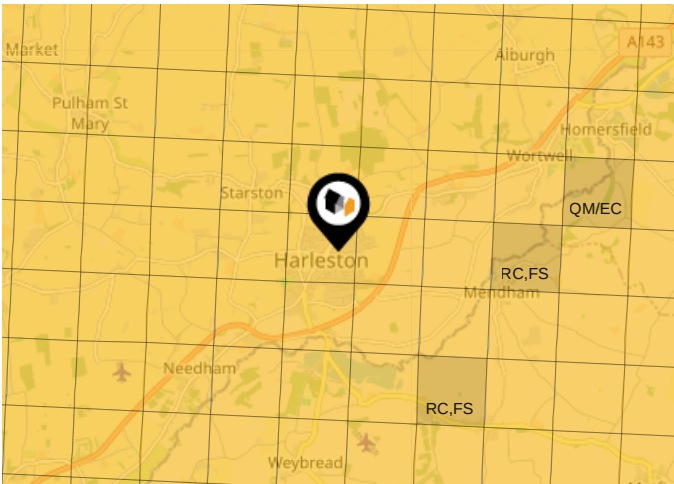
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

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		

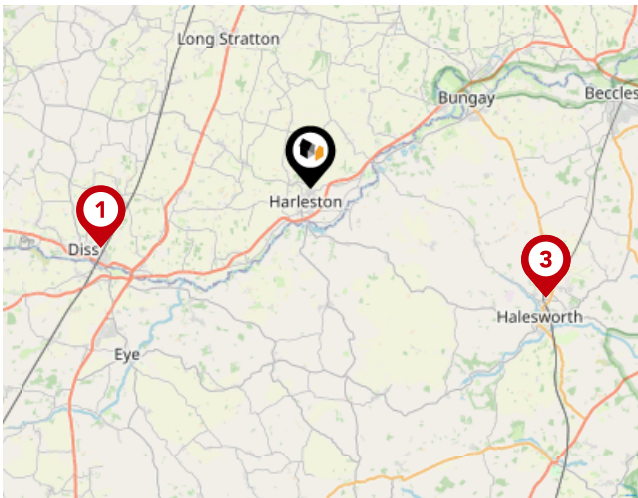


Primary Classifications (Most Common Clay Types)

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

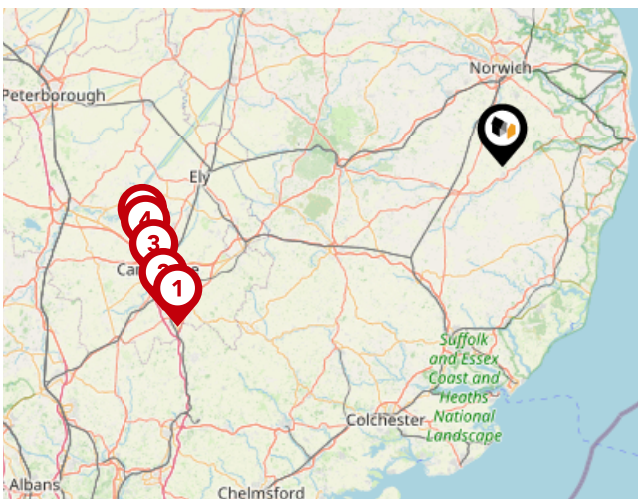
Area

Transport (National)



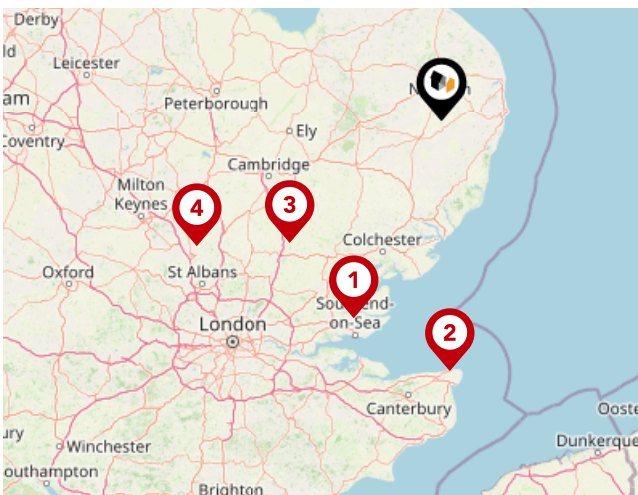
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	7.86 miles
2	Entrance1	9.44 miles
3	Halesworth Rail Station	9.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	52.82 miles
2	M11 J10	53.65 miles
3	M11 J11	53.48 miles
4	M11 J13	53.47 miles
5	M11 J14	53.53 miles

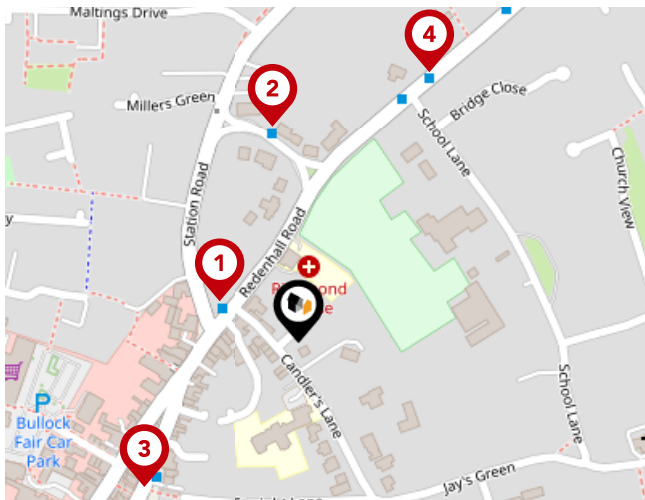


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	63.14 miles
2	Manston	73.16 miles
3	Stansted Airport	56.71 miles
4	Luton Airport	79.95 miles

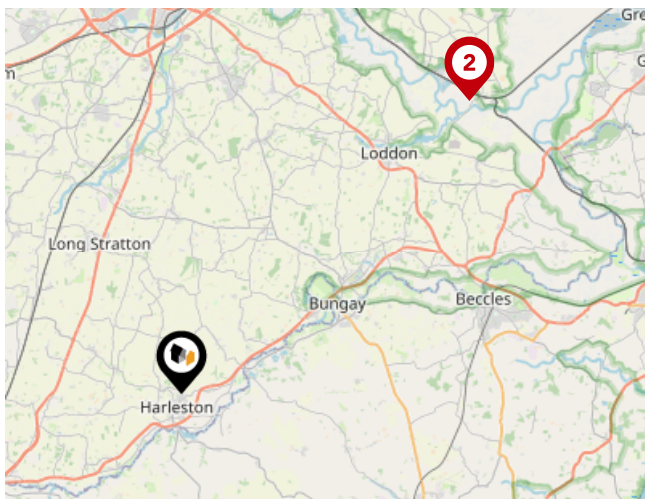
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broad Street	0.05 miles
2	Station Road	0.12 miles
3	Broad Street	0.12 miles
4	School Lane	0.17 miles
5	Pound Close	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	14.91 miles
2	Reedham Ferry South	14.9 miles



Whittleby Parish | Diss

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 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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