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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 14<sup>th</sup> May 2025**



## WAVENEY ROAD, DISS, IP22

**Whittley Parish | Diss**

4-6 Market Hill Diss IP22 4JZ

01379640808

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<https://www.whittleyপারিশ.com/>



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# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	990 ft <sup>2</sup> / 92 m <sup>2</sup>
Plot Area:	0.04 acres
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£2,105
Title Number:	NK90144

Tenure: Freehold

## Local Area

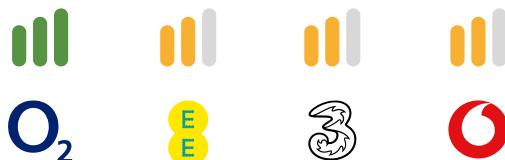
Local Authority:	Norfolk
Conservation Area:	Diss
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**16** mb/s   **80** mb/s   **10000** mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History This Address



Planning records for: *Waveney Road, Diss, IP22*

## Reference - 2016/2518

Decision: Decided

Date: 26th October 2016

Description:

Rear conservatory

# Gallery Photos



# Gallery Photos



# Gallery Photos





## WAVENEY ROAD, DISS, IP22



# Property EPC - Certificate



DISS, IP22

Energy rating

**D**

Valid until 18.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



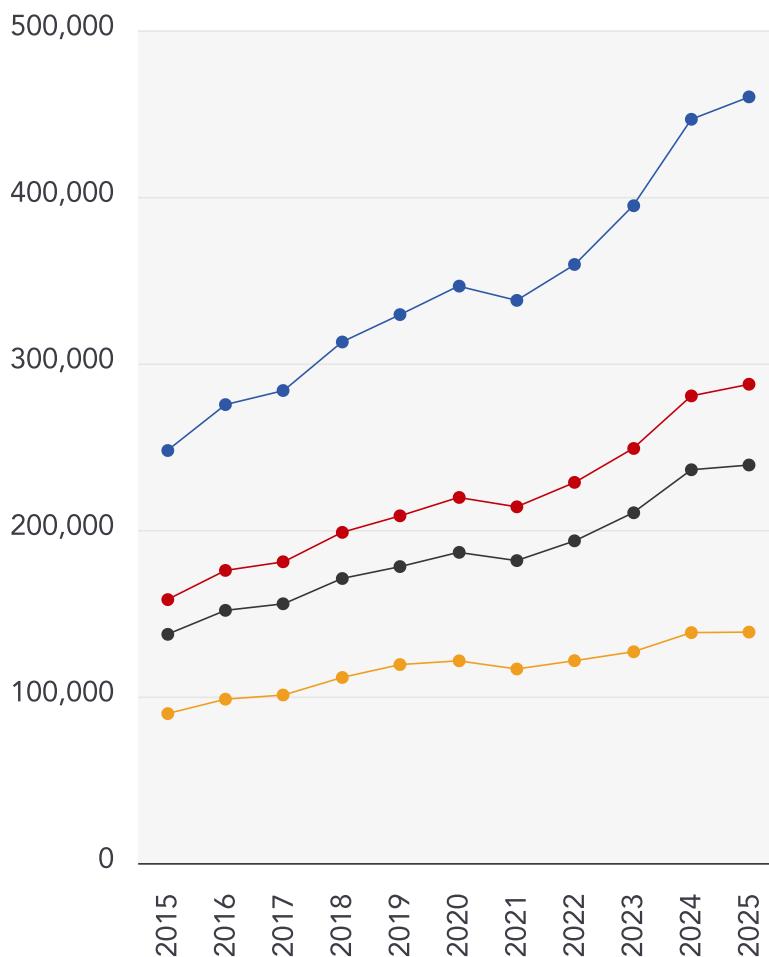
### Additional EPC Data

<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Partial double glazing
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 70% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	92 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%**

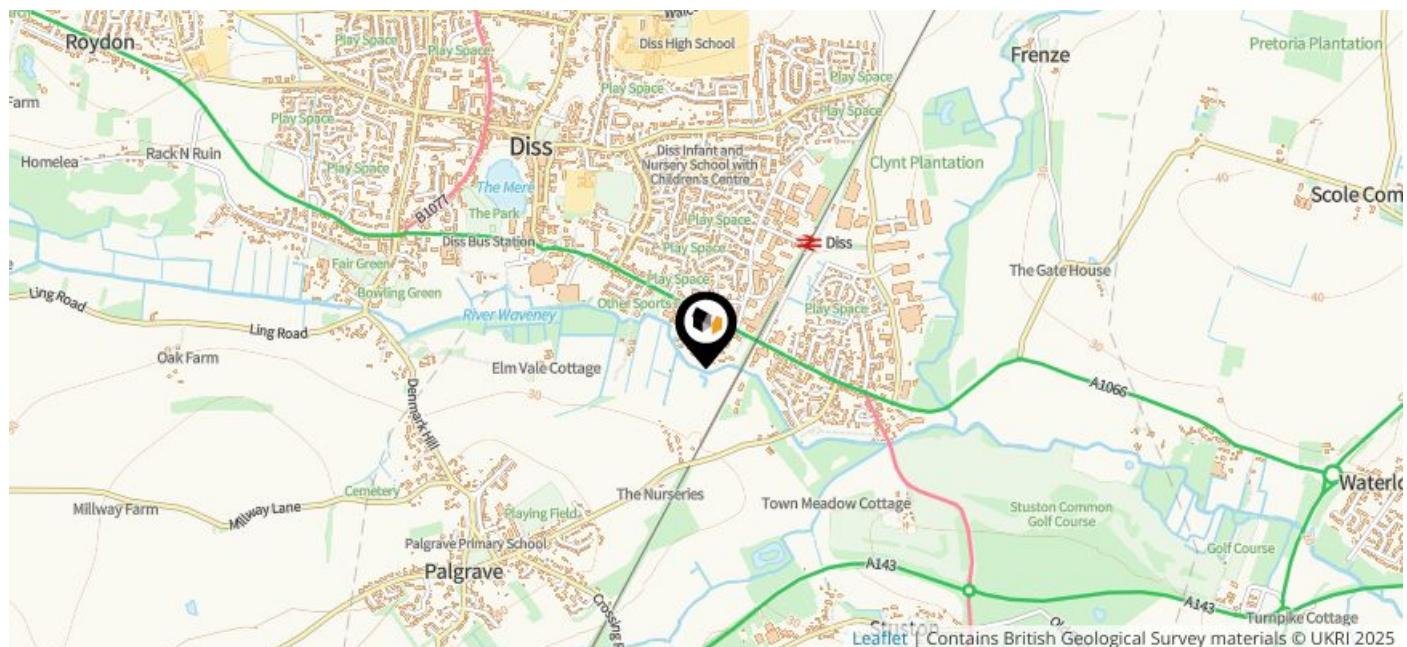
Flat

**+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.

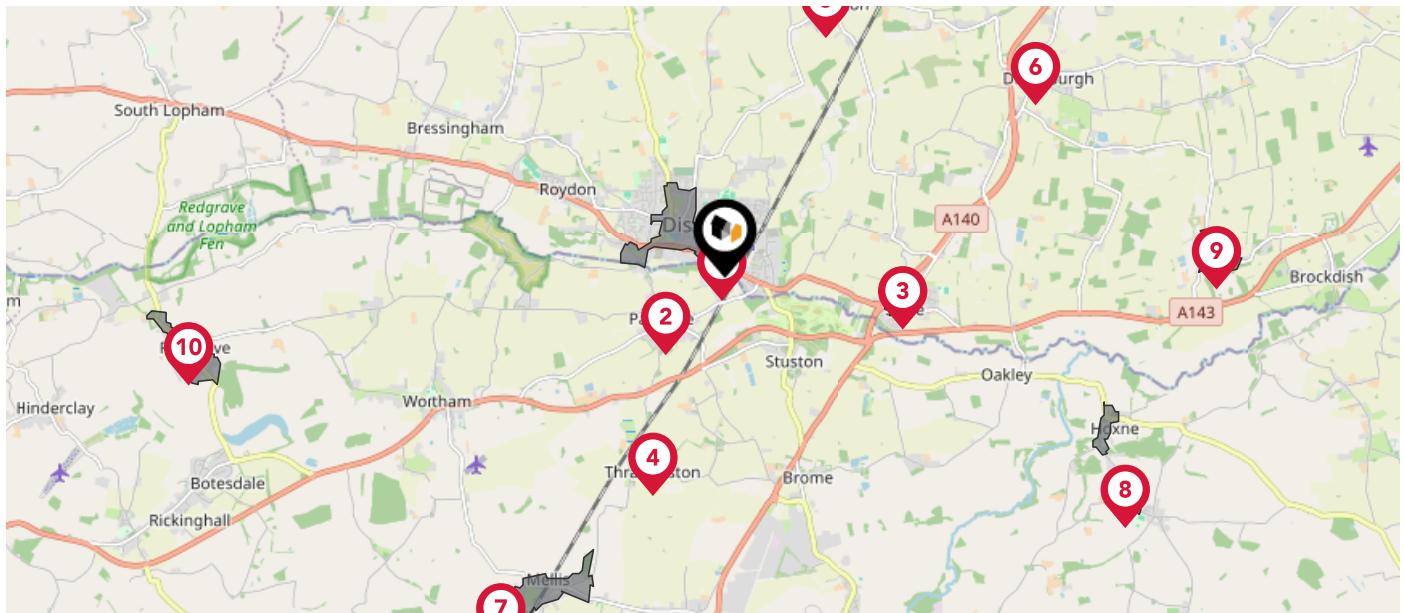
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

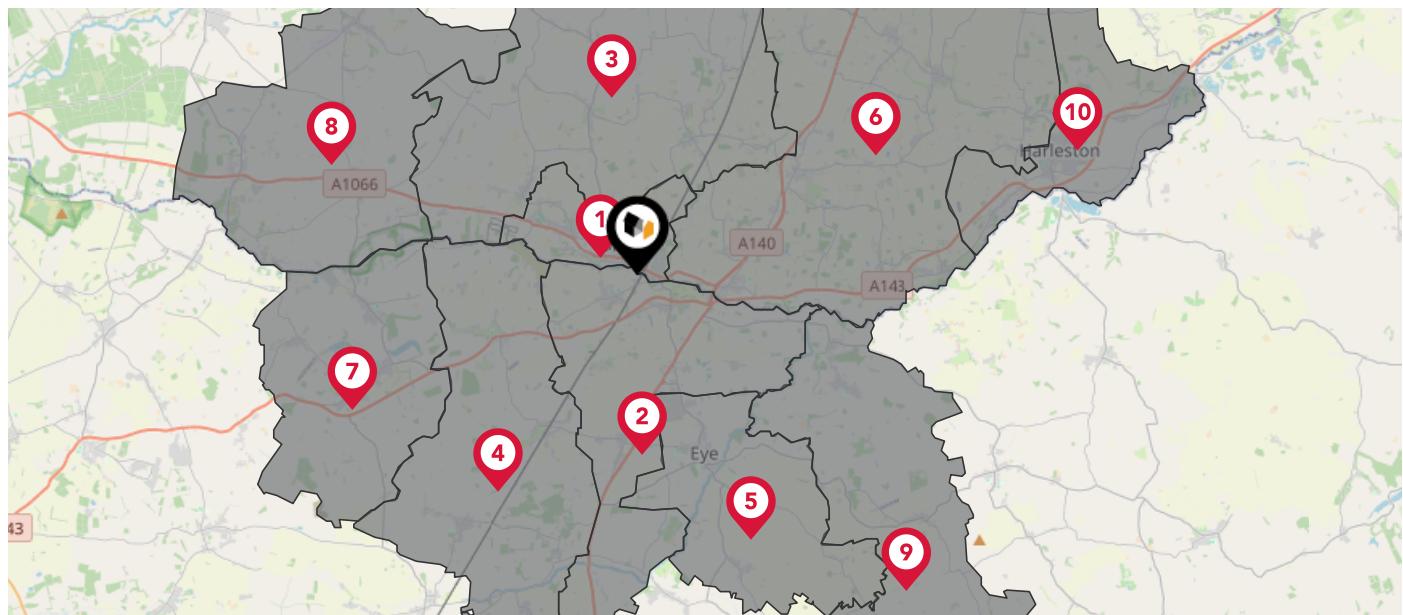
- 1 Diss
- 2 Palgrave
- 3 Scole
- 4 Thrandeston
- 5 Burston
- 6 Dickleburgh
- 7 Mellis
- 8 Hoxne
- 9 Thorpe Abbotts
- 10 Redgrave

# 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

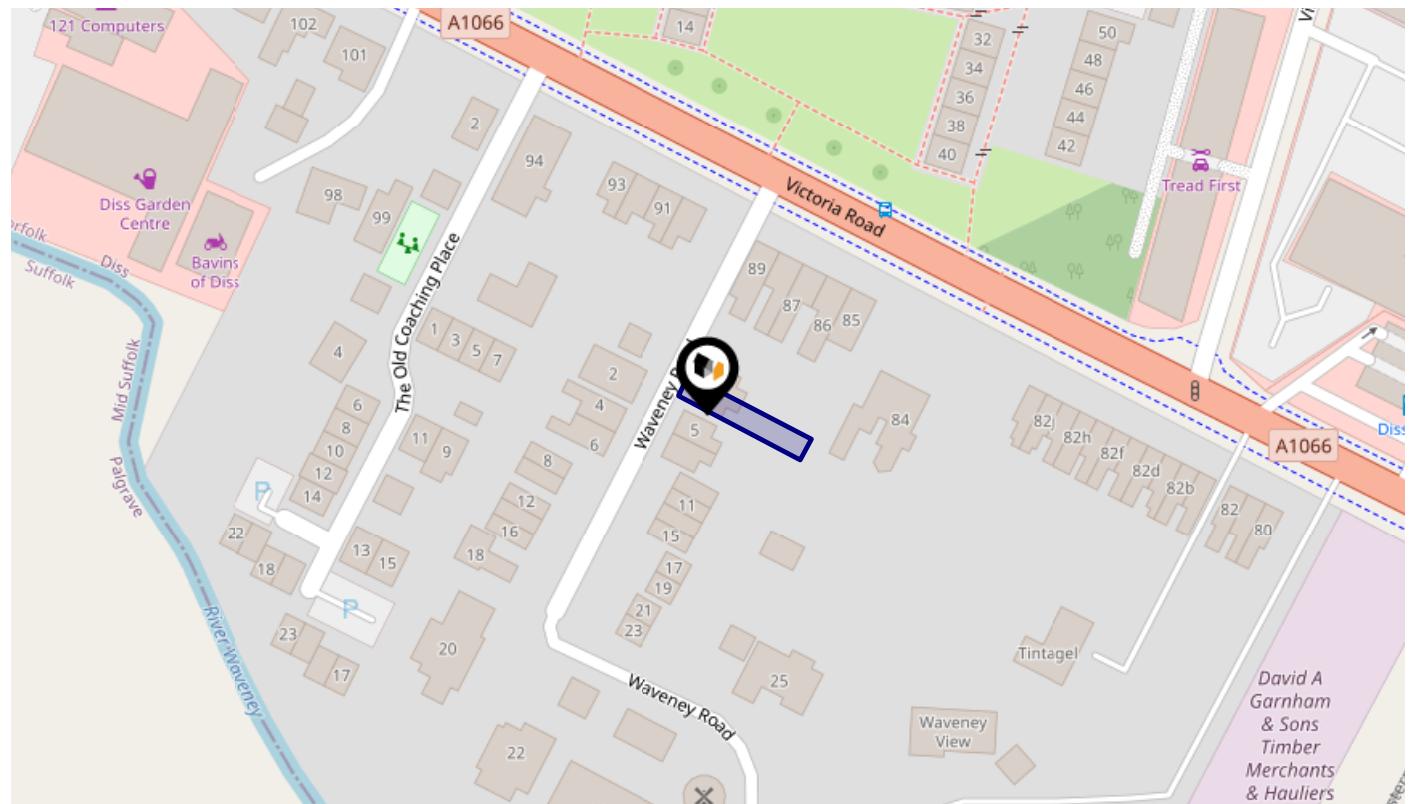
- 1 Diss & Roydon Ward
- 2 Palgrave Ward
- 3 Bressingham & Burston Ward
- 4 Gislingham Ward
- 5 Eye Ward
- 6 Beck Vale, Dickleburgh & Scole Ward
- 7 Rickinghall Ward
- 8 Guiltcross Ward
- 9 Hoxne & Worlingworth Ward
- 10 Harleston Ward

# Maps

## Rail Noise



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

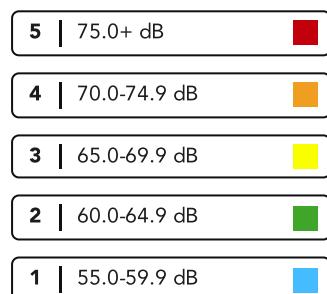


### Rail Noise Data

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:

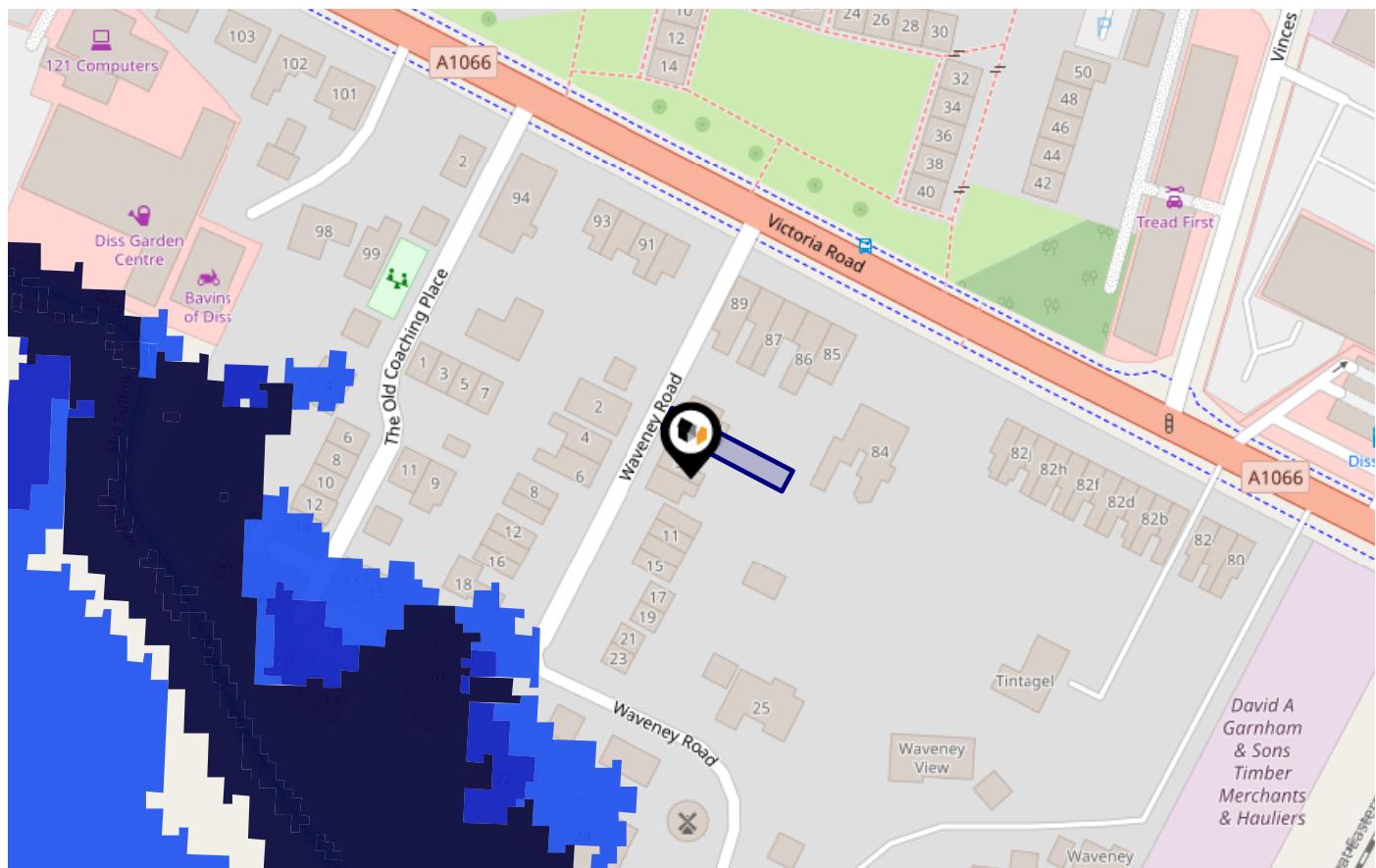


# Flood Risk

## 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.

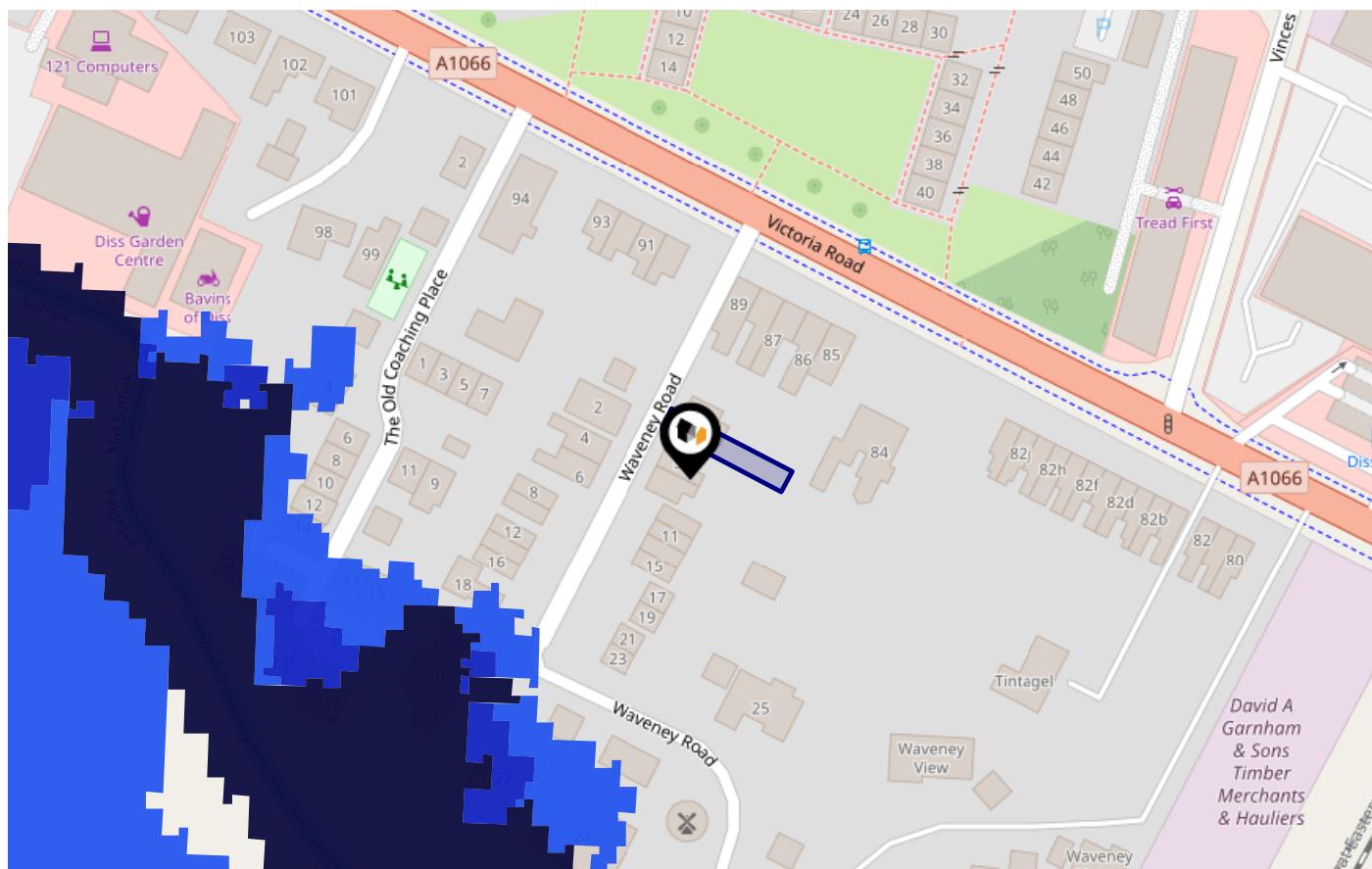
Chance of flooding to the following depths at this property:



# 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.

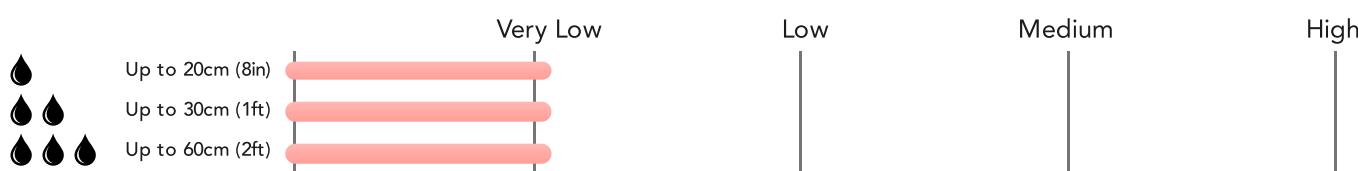


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Chance of flooding to the following depths at this property:

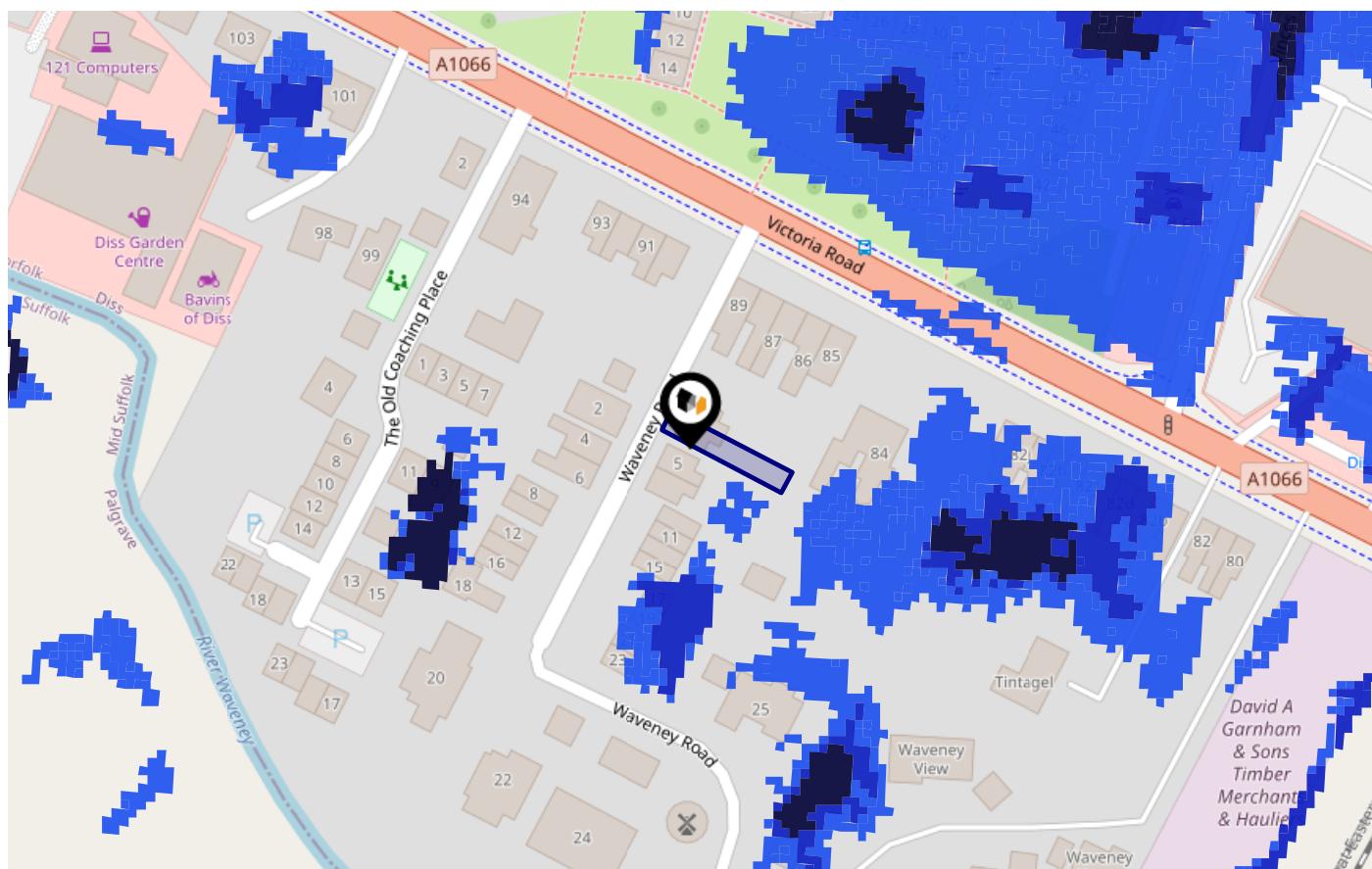


# Flood Risk

## 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.

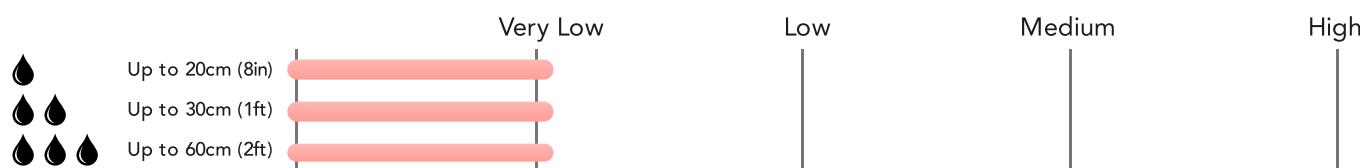


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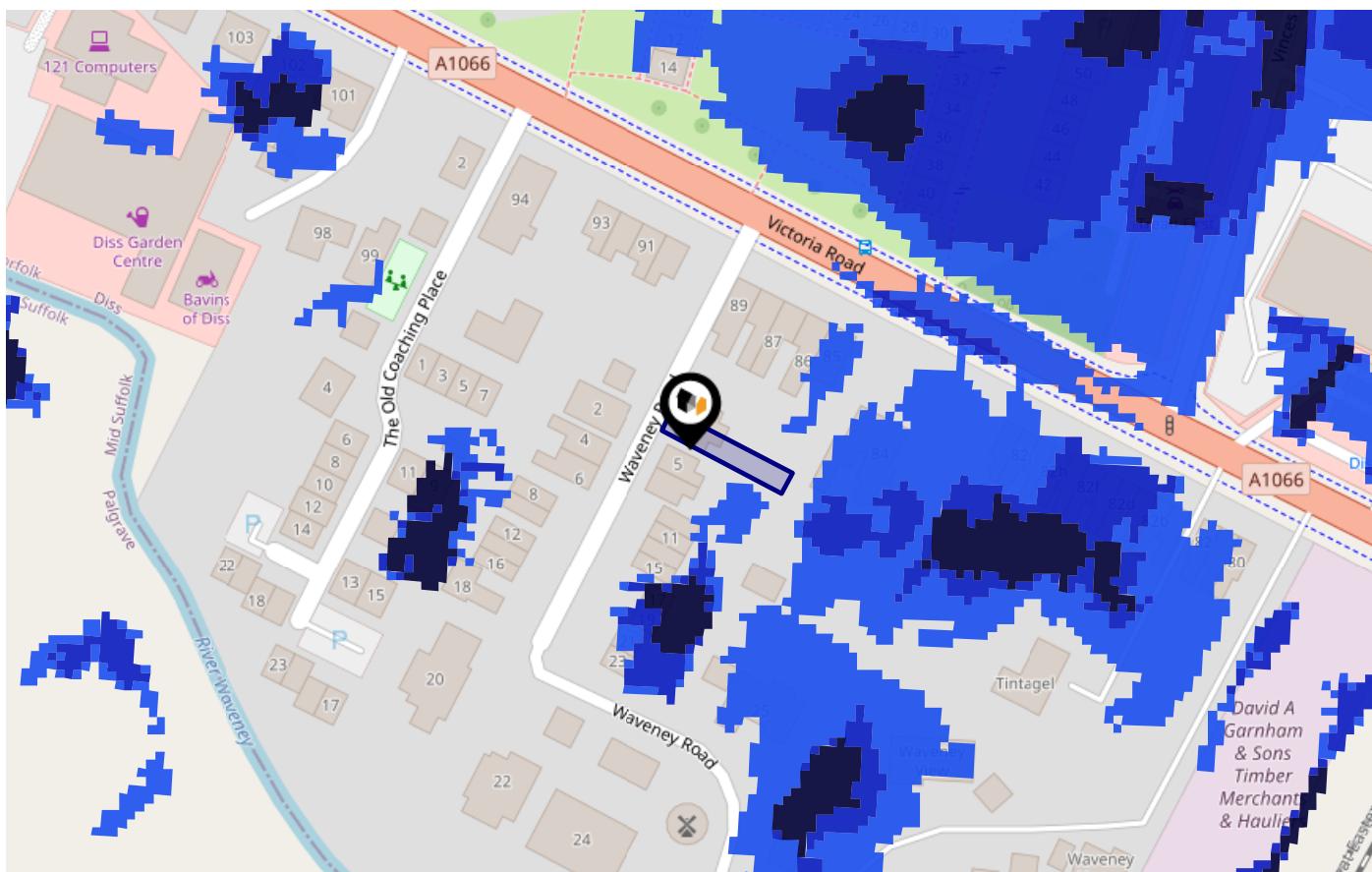


# Flood Risk

## 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.

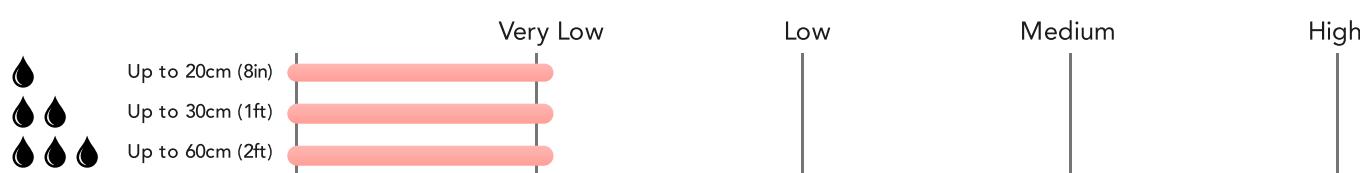


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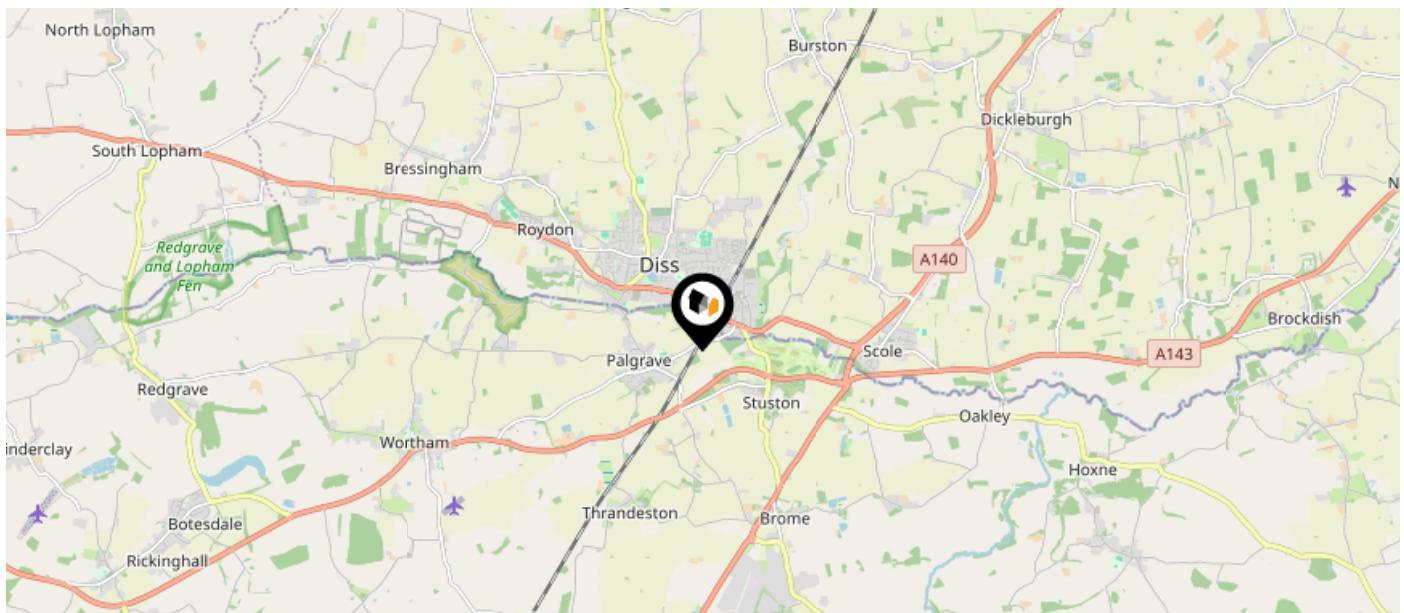


# Maps

## 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 Landfill Sites

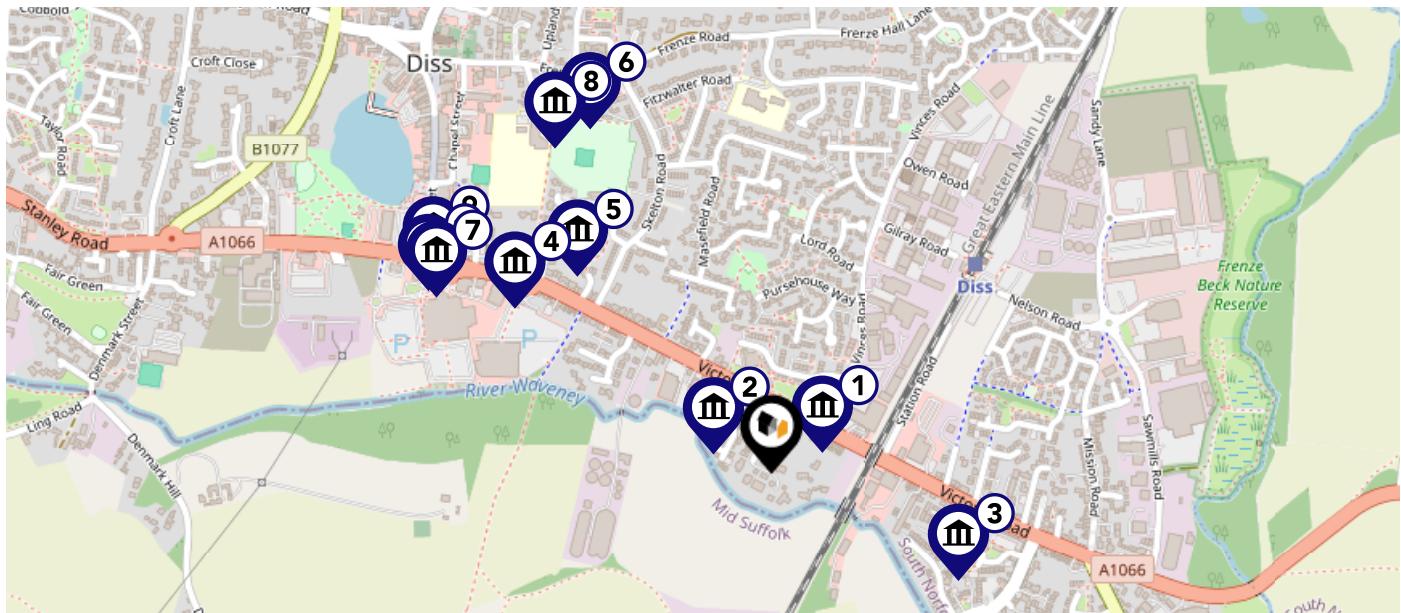
1	Roydon Fen-Roydon, Norfolk	Historic Landfill	<input type="checkbox"/>
2	Rookery Farm-Rookery Farm, Wortham	Historic Landfill	<input type="checkbox"/>
3	Near Shelfhanger Road (B1077)-Diss, Norfolk	Historic Landfill	<input type="checkbox"/>
4	Rookery Farm-Rookery Farm, Wortham	Historic Landfill	<input type="checkbox"/>
5	Land East of Brome Industrial Estate-Brome, Mid Suffolk	Historic Landfill	<input type="checkbox"/>
6	Mellis Road-Mellis Road, Thrandeston	Historic Landfill	<input type="checkbox"/>
7	Drift Cottage-Brome Avenue, Eye, Suffolk	Historic Landfill	<input type="checkbox"/>
8	Furze Green - South Green-Dickleburgh	Historic Landfill	<input type="checkbox"/>
9	Redgrave Road-Hinderclay	Historic Landfill	<input type="checkbox"/>

# 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
1096872 - Maltings	Grade II	0.1 miles
1373568 - 98, Victoria Road	Grade II	0.1 miles
1049692 - Maltings	Grade II	0.2 miles
1170326 - 6, Victoria Road	Grade II	0.3 miles
1049691 - Mere Manor	Grade II	0.3 miles
1049735 - Diss Quaker Meeting House	Grade II	0.4 miles
1170313 - 2, Victoria Road	Grade II	0.4 miles
1271675 - Wilderness Cottage	Grade II	0.4 miles
1049750 - Congregational Church	Grade II	0.4 miles
1170132 - 36 36a 36b, Mere Street	Grade II	0.4 miles



Nursery Primary Secondary College Private



### Diss Infant Academy and Nursery

Ofsted Rating: Requires improvement | Pupils: 116 | Distance:0.42



### Diss Church of England Junior Academy

Ofsted Rating: Good | Pupils: 189 | Distance:0.46



### Diss High School

Ofsted Rating: Good | Pupils: 941 | Distance:0.64



### Palgrave Church of England Primary School

Ofsted Rating: Good | Pupils: 82 | Distance:0.66



### Roydon Primary School

Ofsted Rating: Good | Pupils: 261 | Distance:1.38



### Scole Church of England Primary Academy

Ofsted Rating: Good | Pupils: 51 | Distance:1.77



### Burston Community Primary School

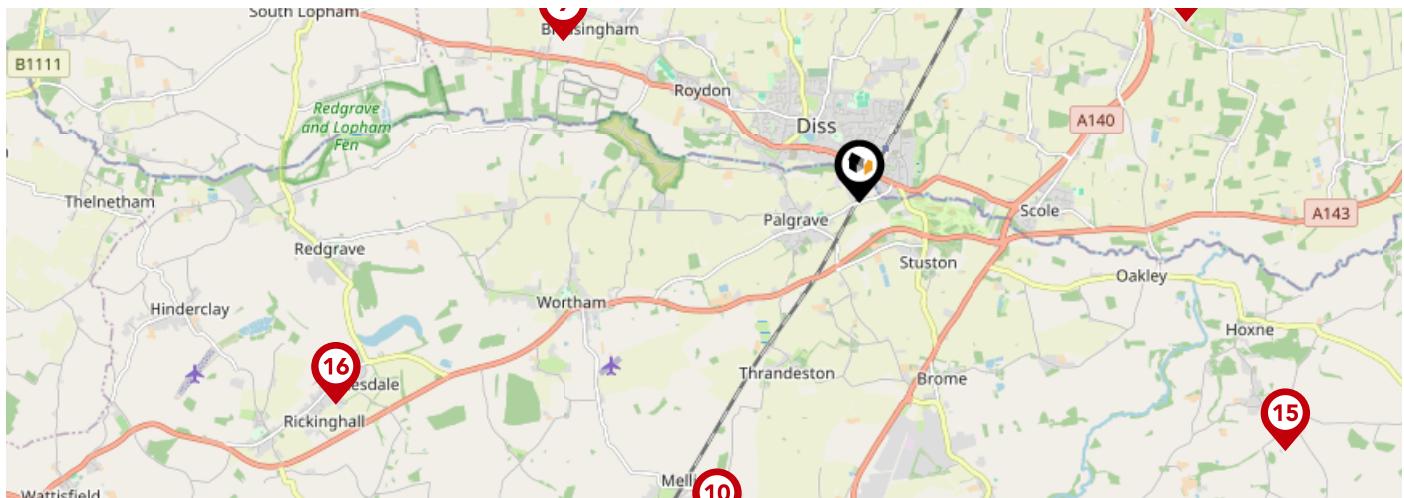
Ofsted Rating: Good | Pupils: 36 | Distance:2.61



### Wortham Primary School

Ofsted Rating: Outstanding | Pupils: 102 | Distance:2.93





Nursery Primary Secondary College Private



### Bressingham Primary School

Ofsted Rating: Good | Pupils: 142 | Distance: 3.05



### Mellis Church of England Primary School

Ofsted Rating: Good | Pupils: 154 | Distance: 3.24



### Hartismere School

Ofsted Rating: Outstanding | Pupils: 1063 | Distance: 3.38



### Dickleburgh Church of England Primary Academy (With Pre-School)

Ofsted Rating: Outstanding | Pupils: 187 | Distance: 3.39



### St Peter and St Paul Church of England Primary School, Eye

Ofsted Rating: Good | Pupils: 181 | Distance: 3.7



### All Saints Church of England Voluntary Aided Primary School, Winfover

Ofsted Rating: Good | Pupils: 27 | Distance: 3.87



### St Edmund's Primary School

Ofsted Rating: Good | Pupils: 67 | Distance: 4.47

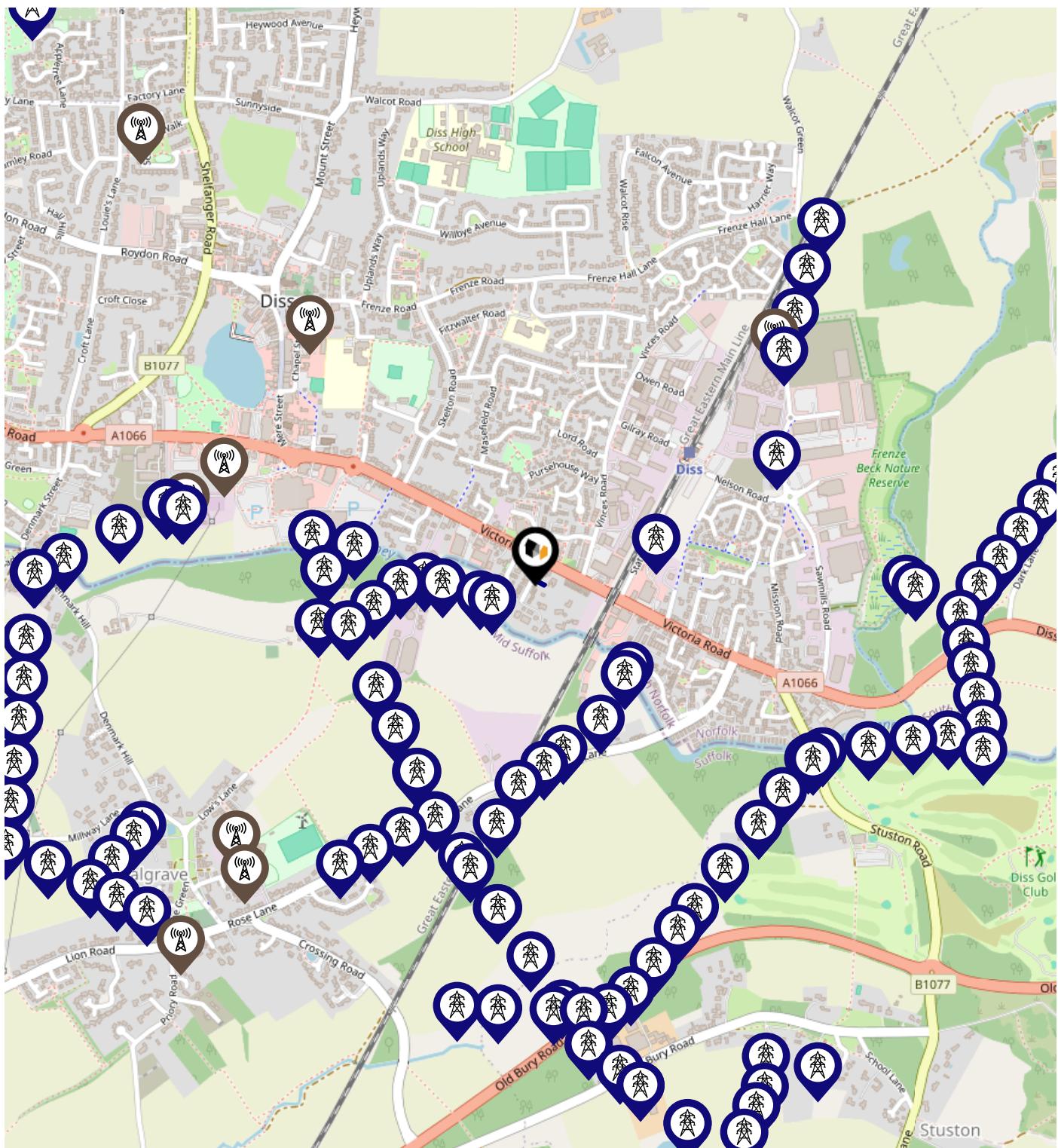


### St Botolph's Church of England Voluntary Controlled Primary School

Ofsted Rating: Good | Pupils: 177 | Distance: 5.08



# Local Area Masts & Pylons

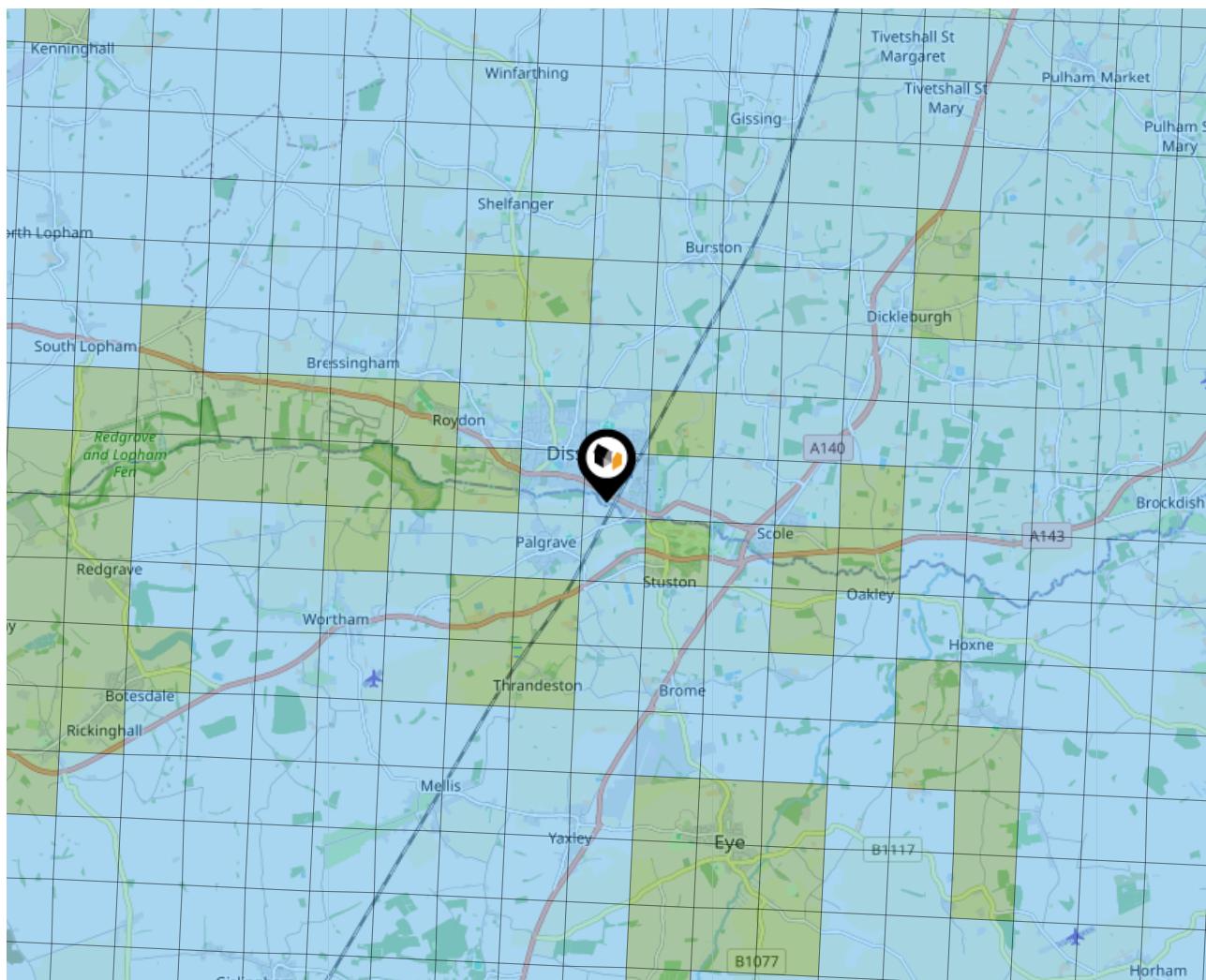


## Key:

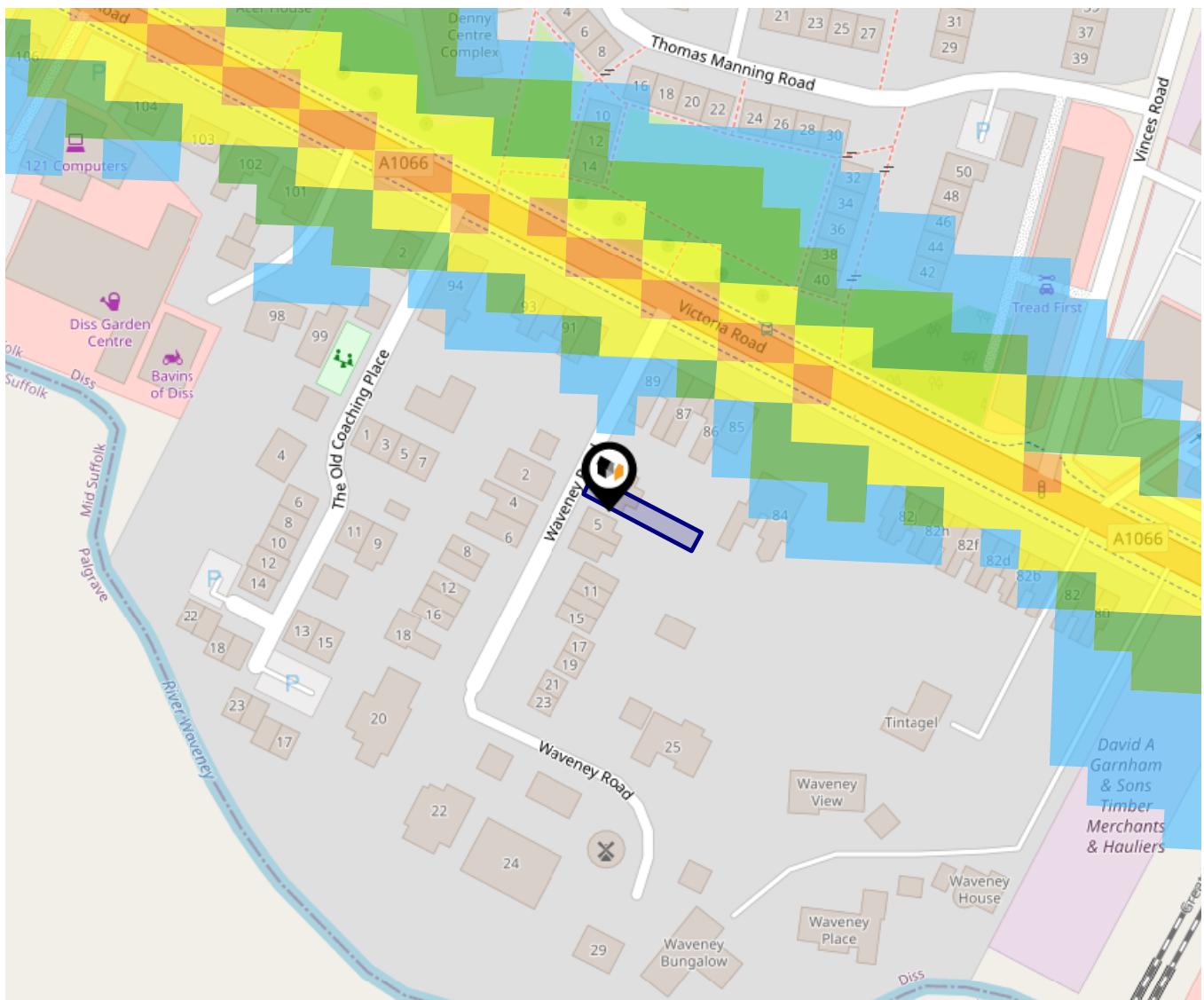
- Power Pylons
- Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise



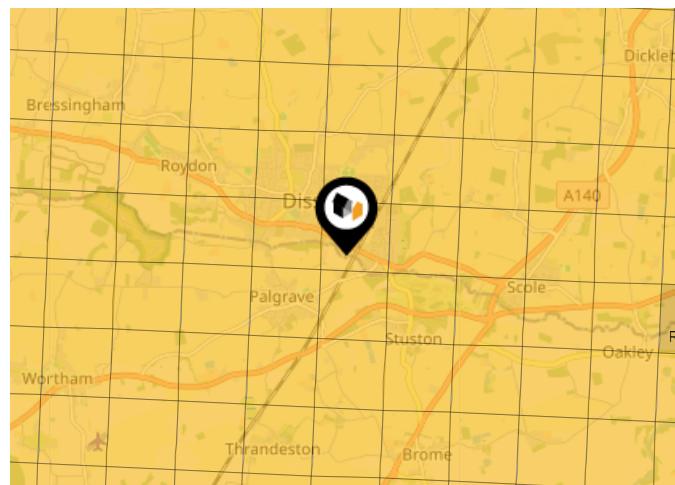
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

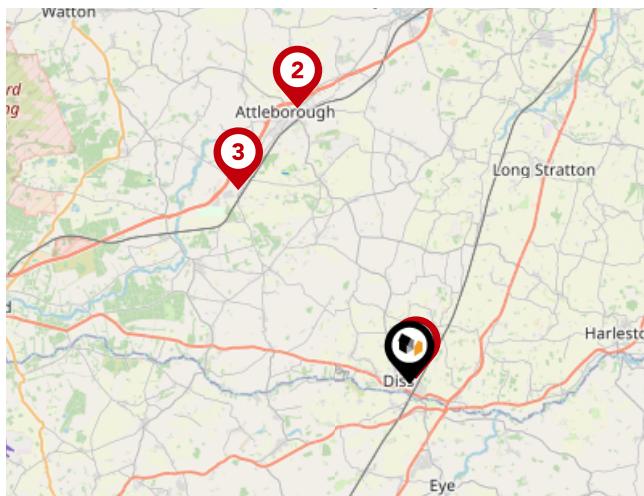
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM,
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	LOCALLY CHALKY
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		DEEP



## Primary Classifications (Most Common Clay Types)

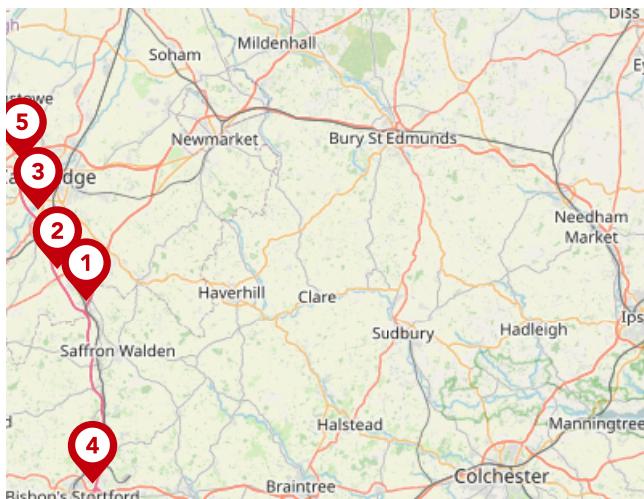
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)



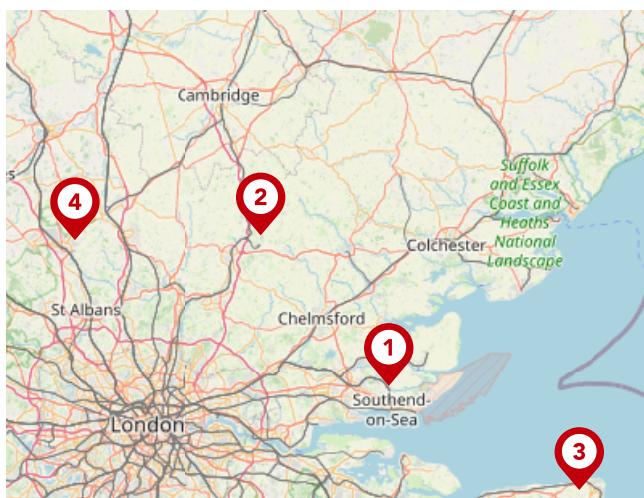
## National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	0.29 miles
2	Attleborough Rail Station	10.73 miles
3	Eccles Road Rail Station	9.35 miles



## Trunk Roads/Motorways

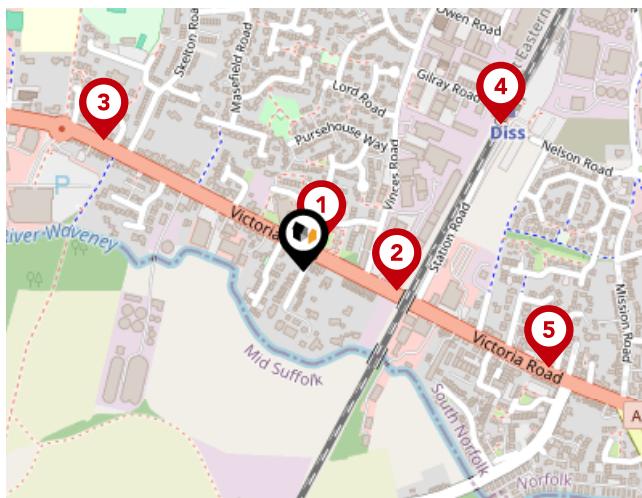
Pin	Name	Distance
1	M11 J9	44.83 miles
2	M11 J10	45.59 miles
3	M11 J11	45.36 miles
4	M11 J8	52.15 miles
5	M11 J13	45.36 miles



## Airports/Helpads

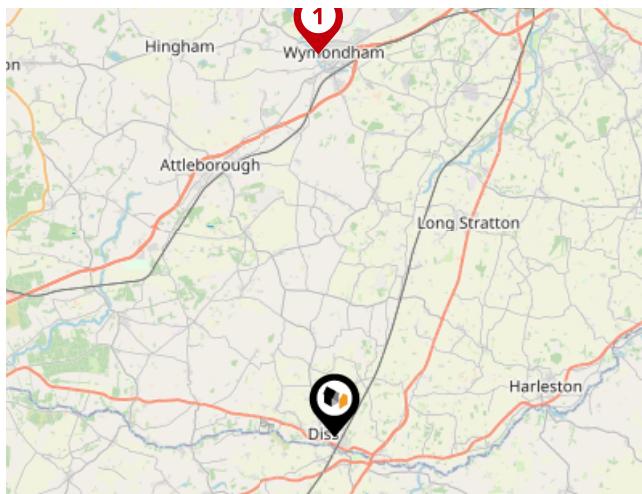
Pin	Name	Distance
1	Southend-on-Sea	58.21 miles
2	Stansted Airport	49.28 miles
3	Manston	71.57 miles
4	Luton Airport	71.96 miles

# Area Transport (Local)



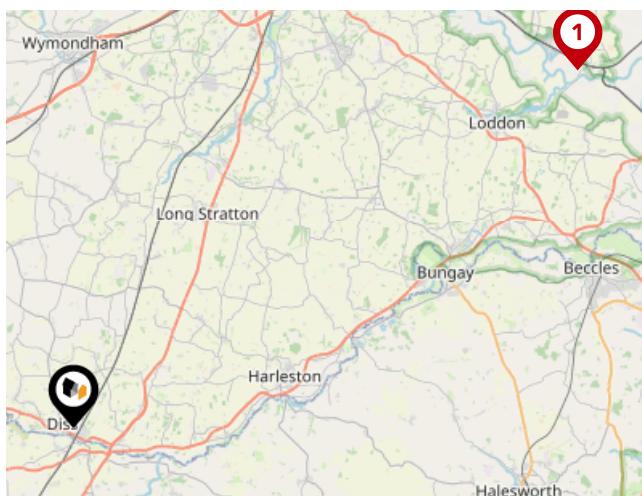
## Bus Stops/Stations

Pin	Name	Distance
1	Waveney Road	0.04 miles
2	Station Road	0.11 miles
3	Whytehead Gardens	0.27 miles
4	Rail Station	0.28 miles
5	Rose Lane	0.3 miles



## Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	13.81 miles



## Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	22.34 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.

# 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.



/whittleywardmanagementltd



/whittleyward/?hl=en



/whittleyward

# 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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### Whittley Parish | Diss

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