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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27<sup>th</sup> March 2025



**POPPY WAY, GISLINGHAM, EYE, IP23**

## Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

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

















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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,657 ft <sup>2</sup> / 154 m <sup>2</sup>		
Plot Area:	0.1 acres		
Year Built :	2020		
Council Tax :	Band E		
Annual Estimate:	£2,581		
Title Number:	SK404529		

## Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			
		2 mb/s	80 mb/s	1800 mb/s
				
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				













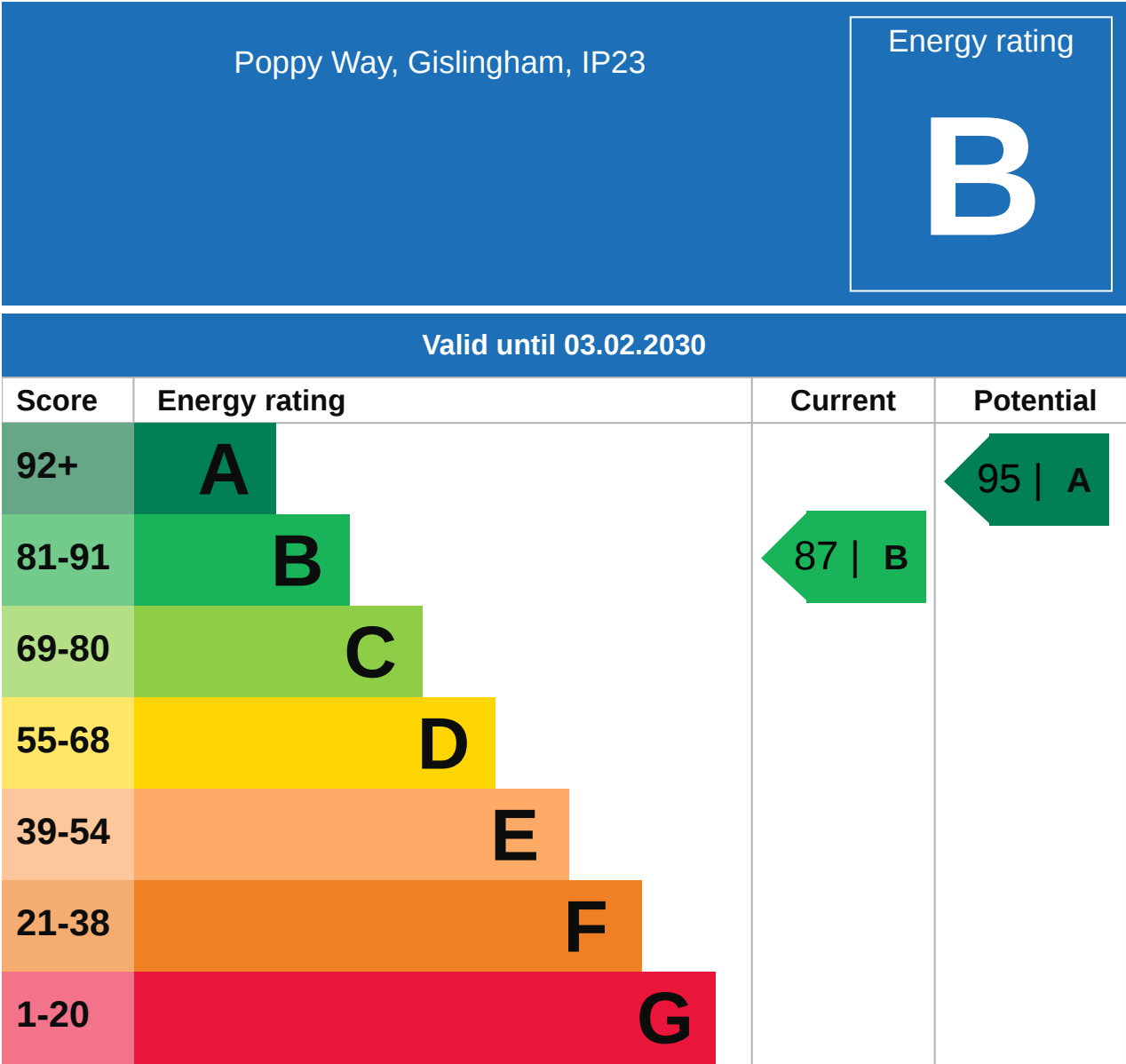






# POPPY WAY, GISLINGHAM, EYE, IP23









### Additional EPC Data

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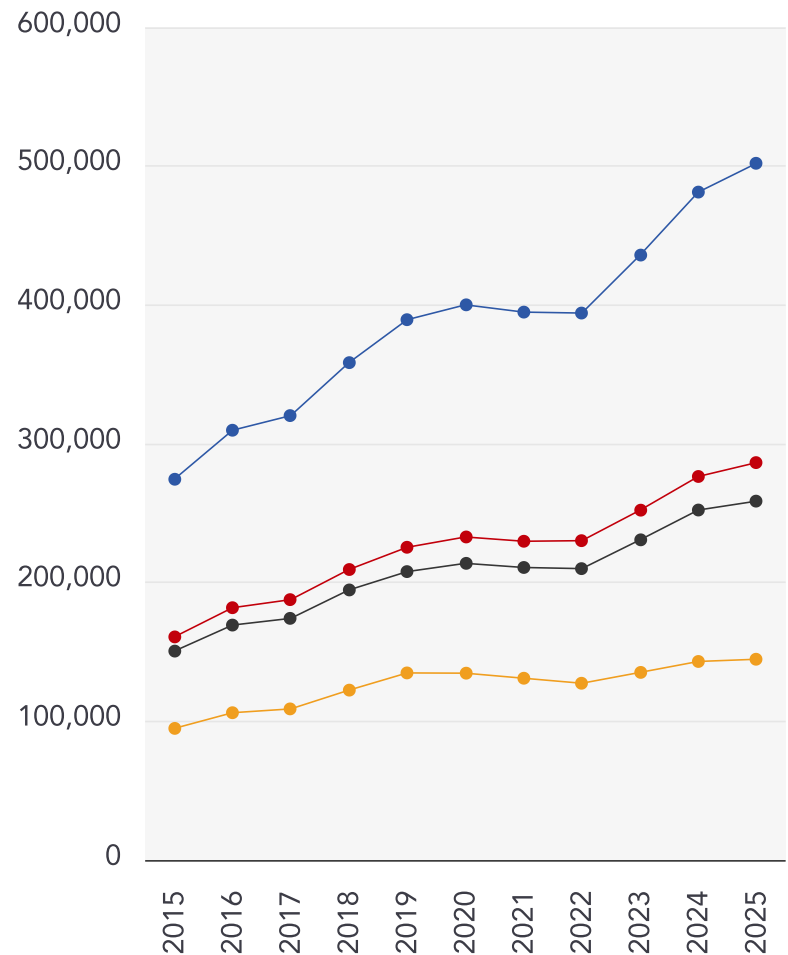
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Electricity: electricity, unspecified tariff
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.18 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Air source heat pump, radiators, electric
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.12 W/m-Â°K
<b>Total Floor Area:</b>	154 m <sup>2</sup>

# 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%**



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.

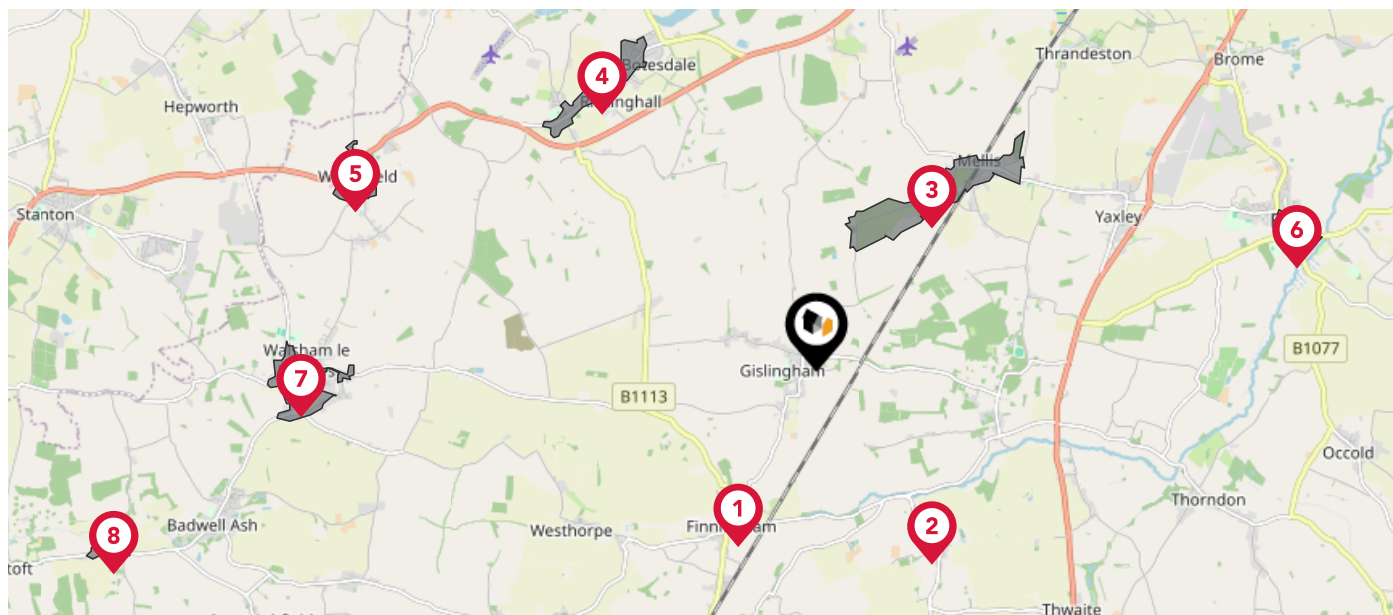
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Finningham



Wickham Skeith



Mellis



Botesdale



Wattisfield



Eye



Walsham le Willows



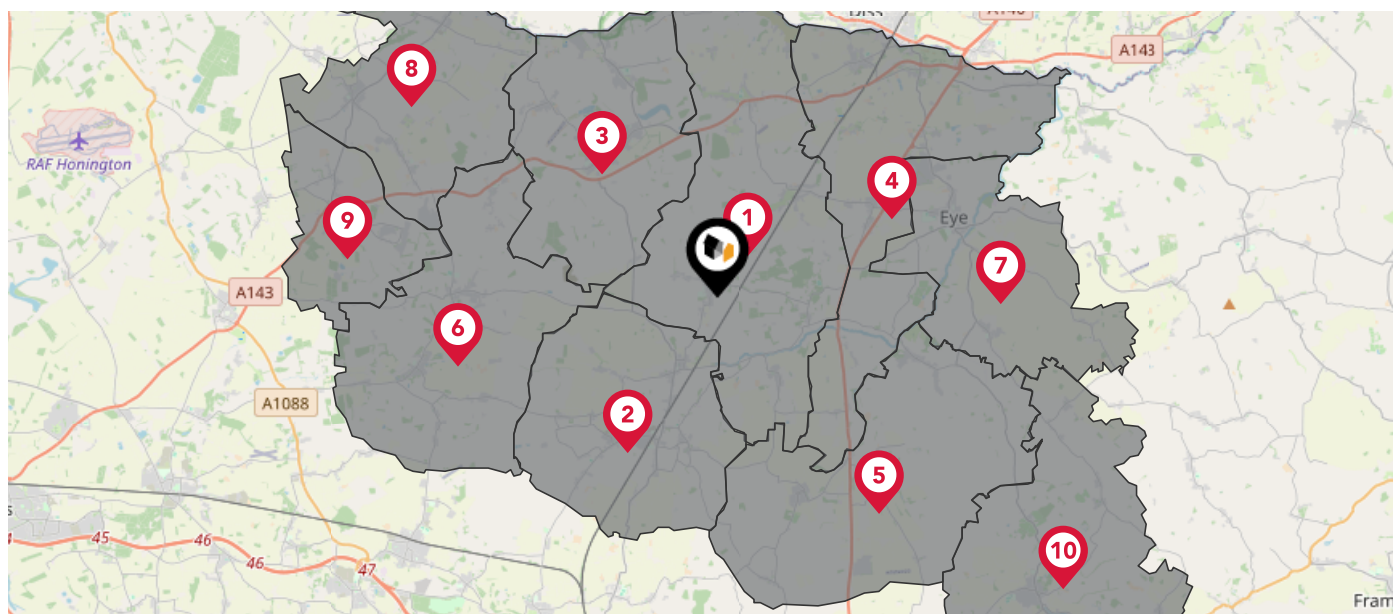
Hunston

# 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



Gislingham Ward



Bacton Ward



Rickinghall Ward



Palgrave Ward



Mendlesham Ward



Walsham-le-Willows Ward



Eye Ward



Barningham Ward



Stanton Ward



Debenham Ward

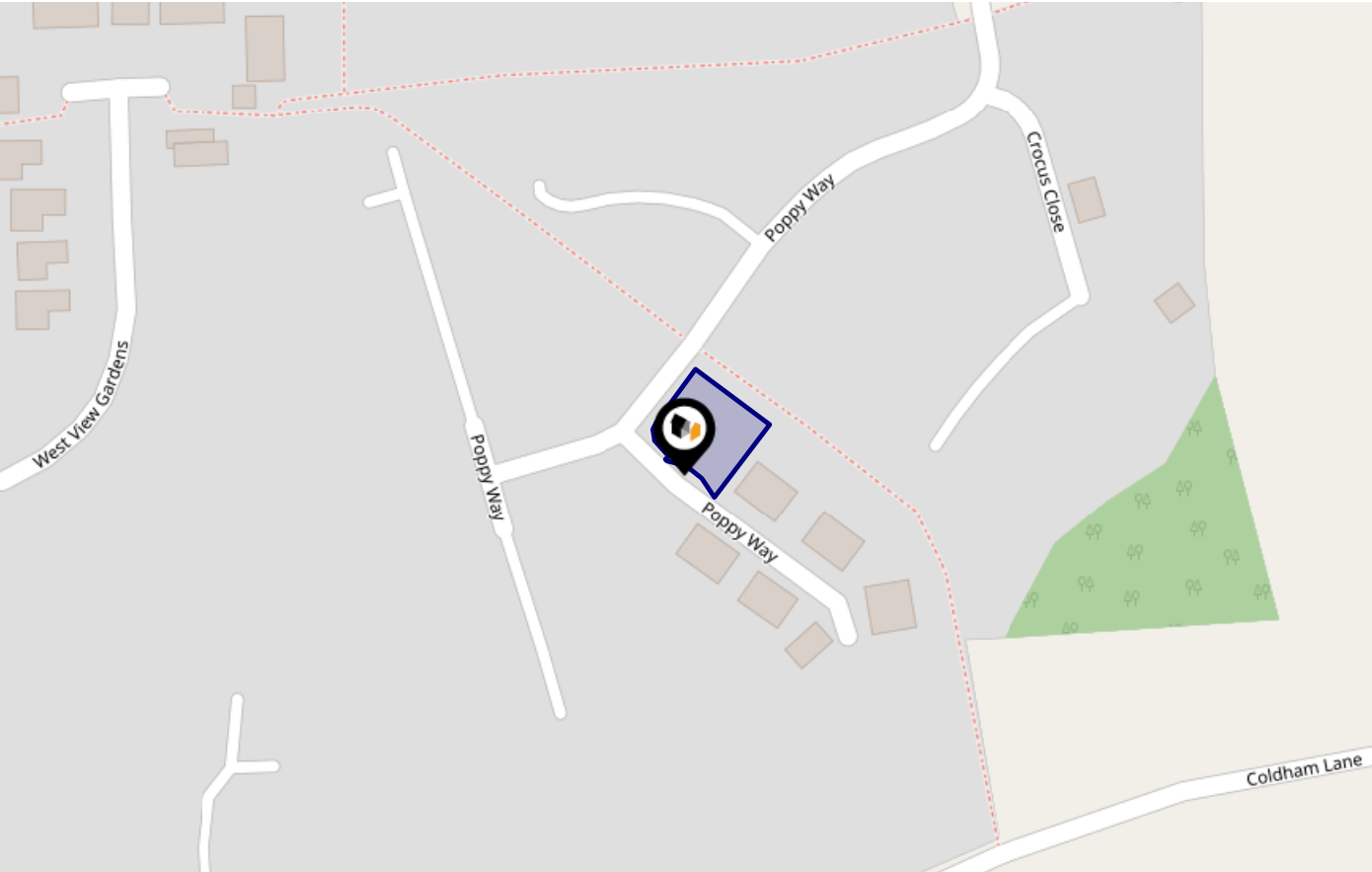


# Flood Risk

## 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.

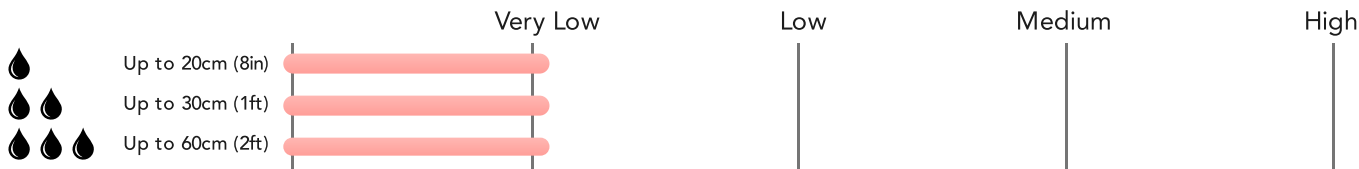


**Risk Rating:** Very low

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:

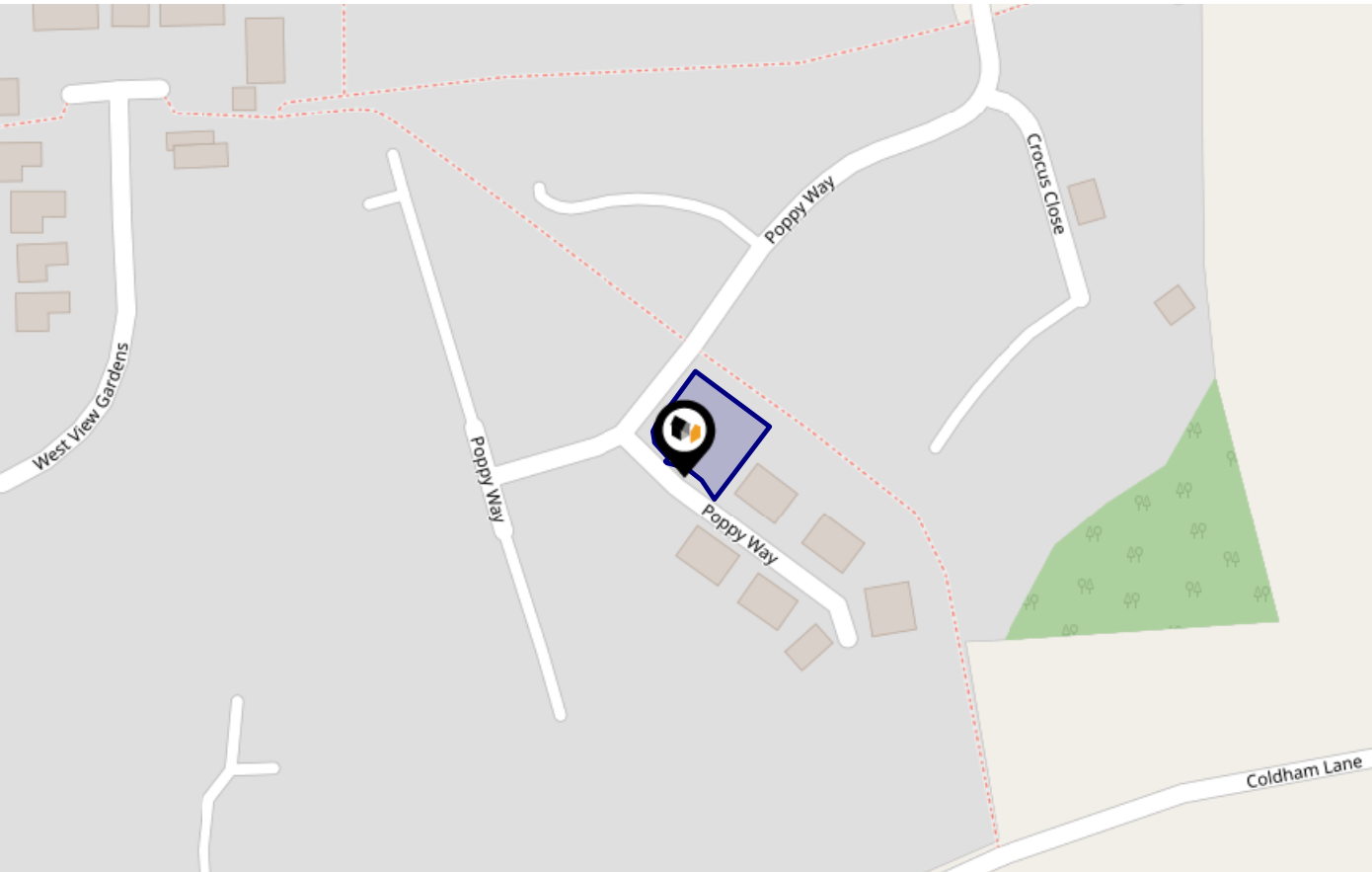


# Flood Risk

## 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.

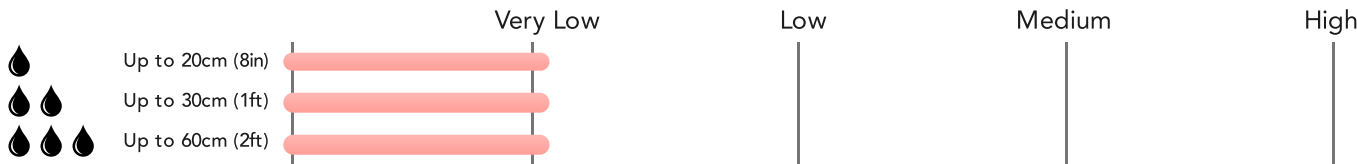


Risk Rating: Very low

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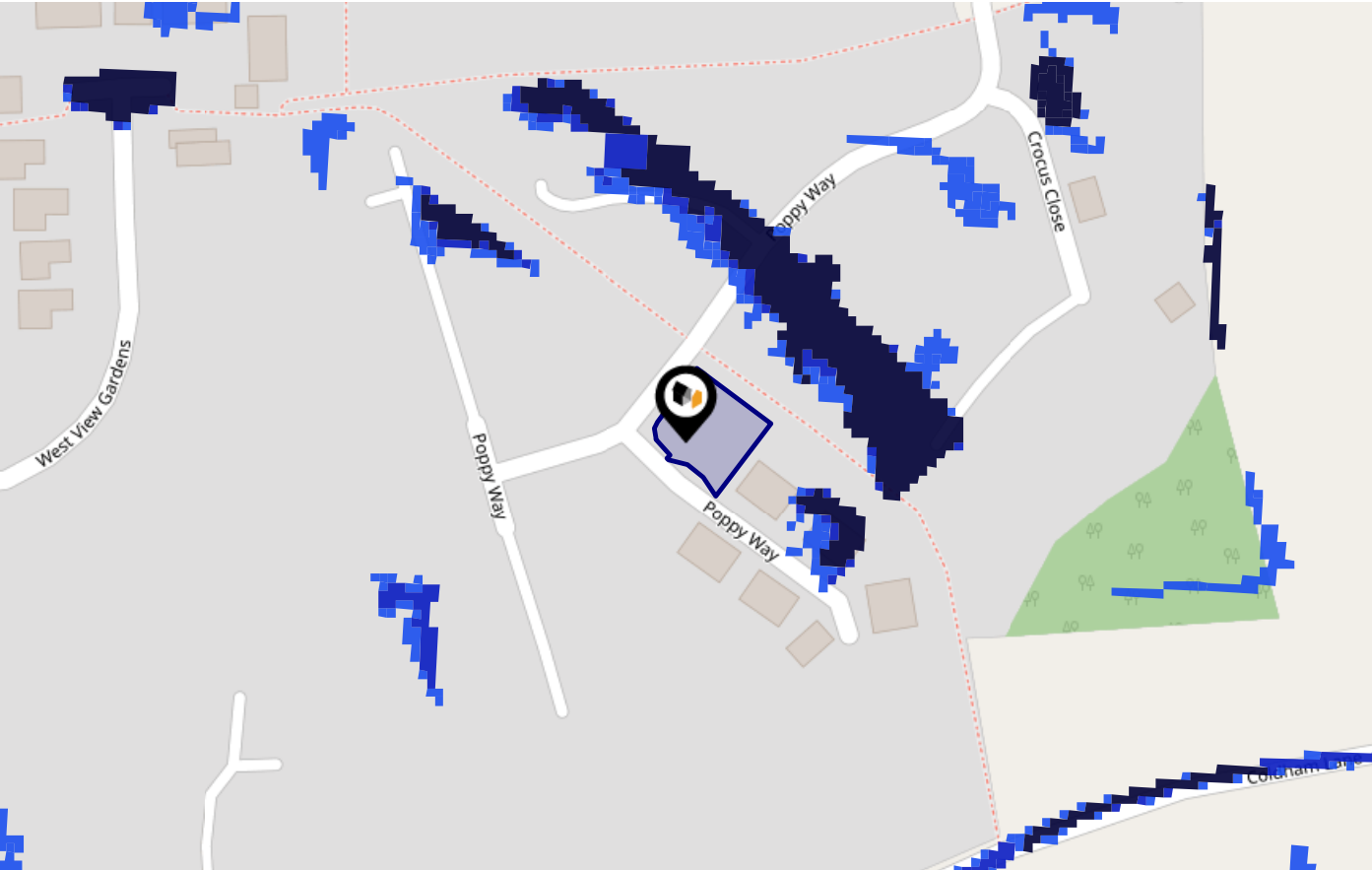


# Flood Risk

## 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.

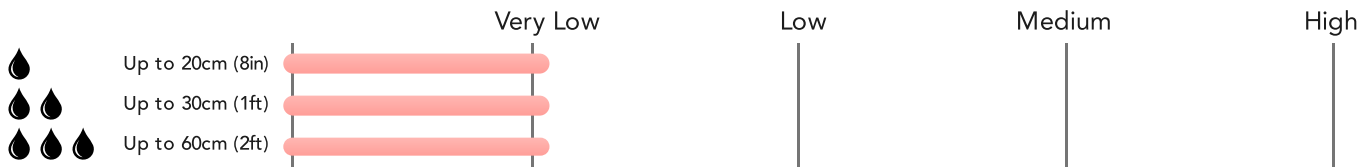


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

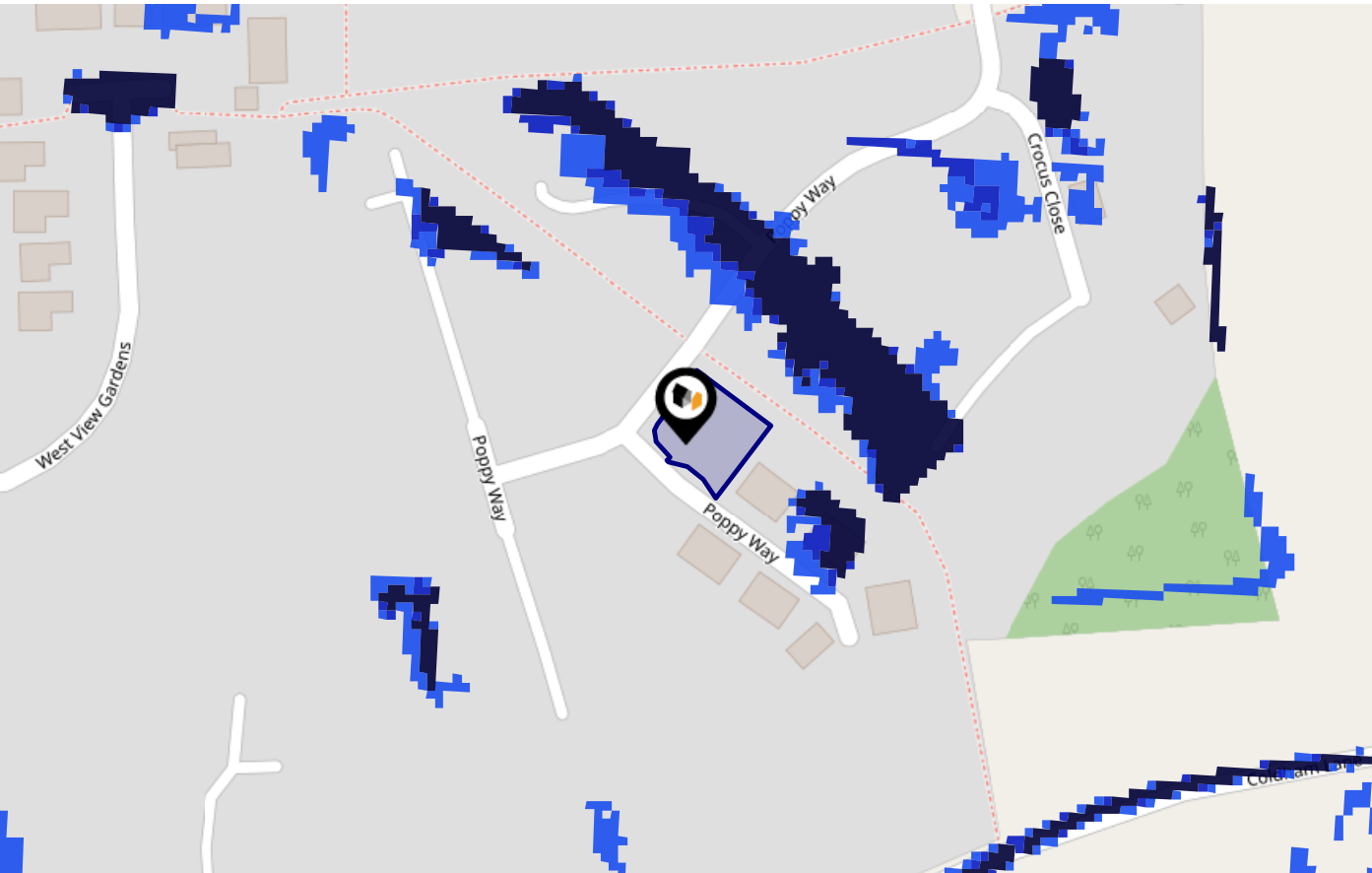


# Flood Risk

## 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.

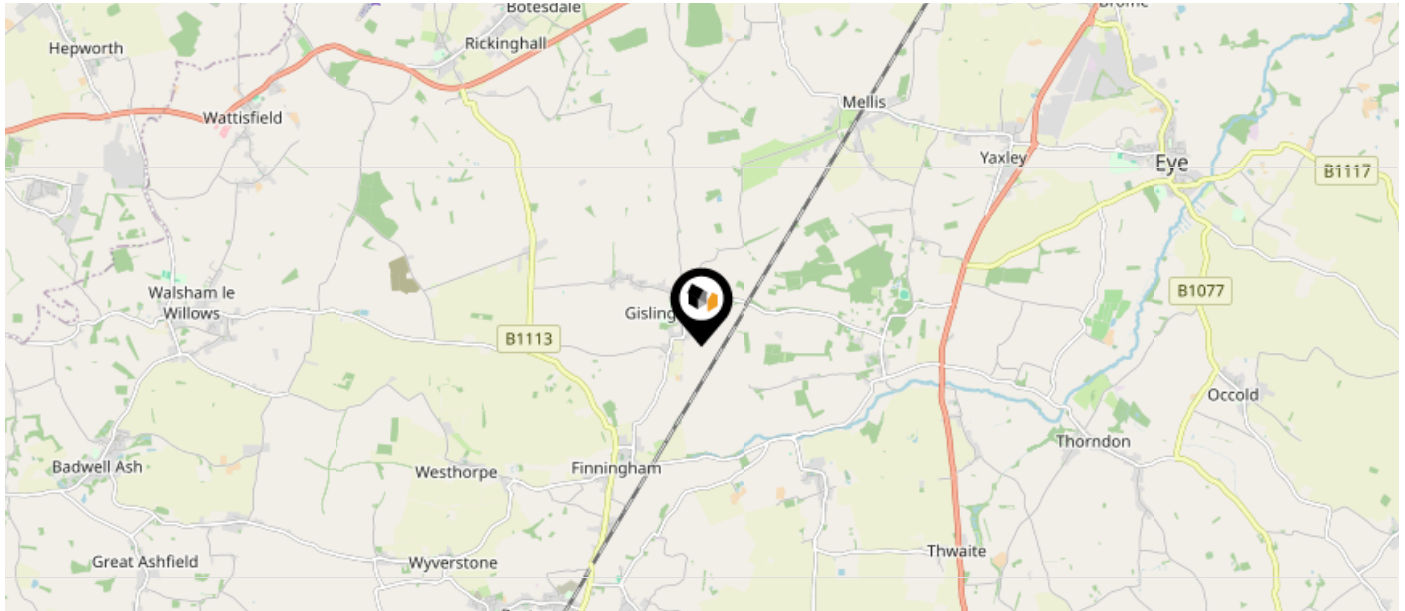
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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

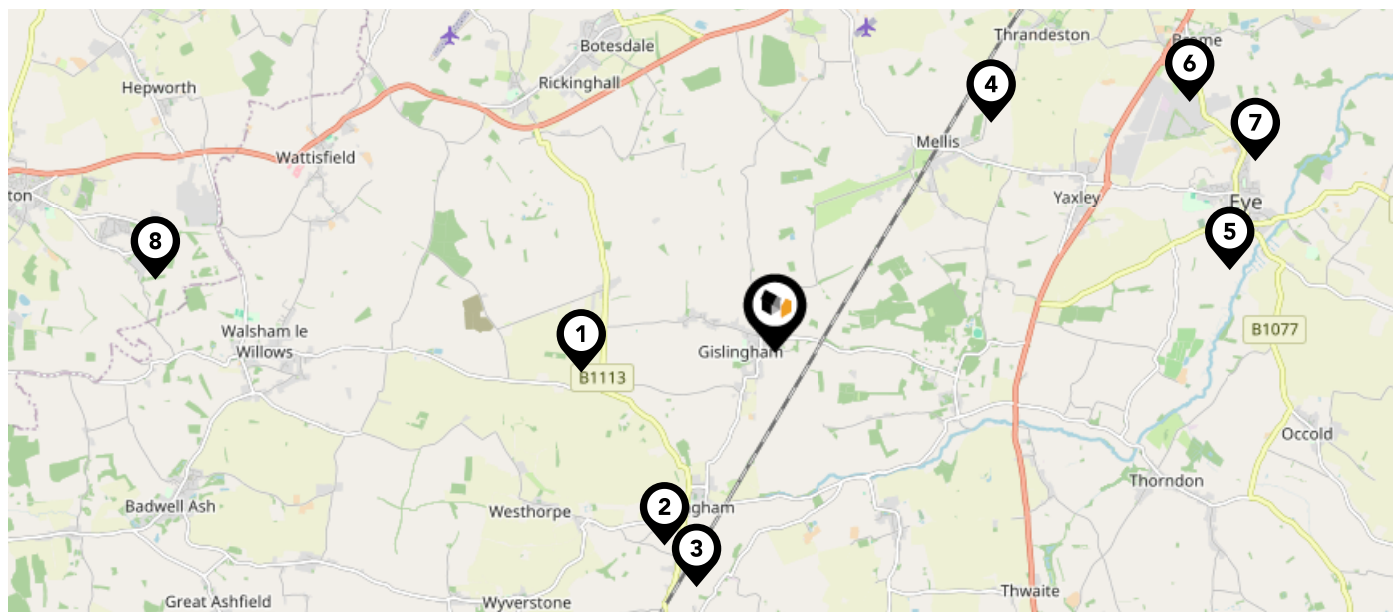
No data available.

# 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

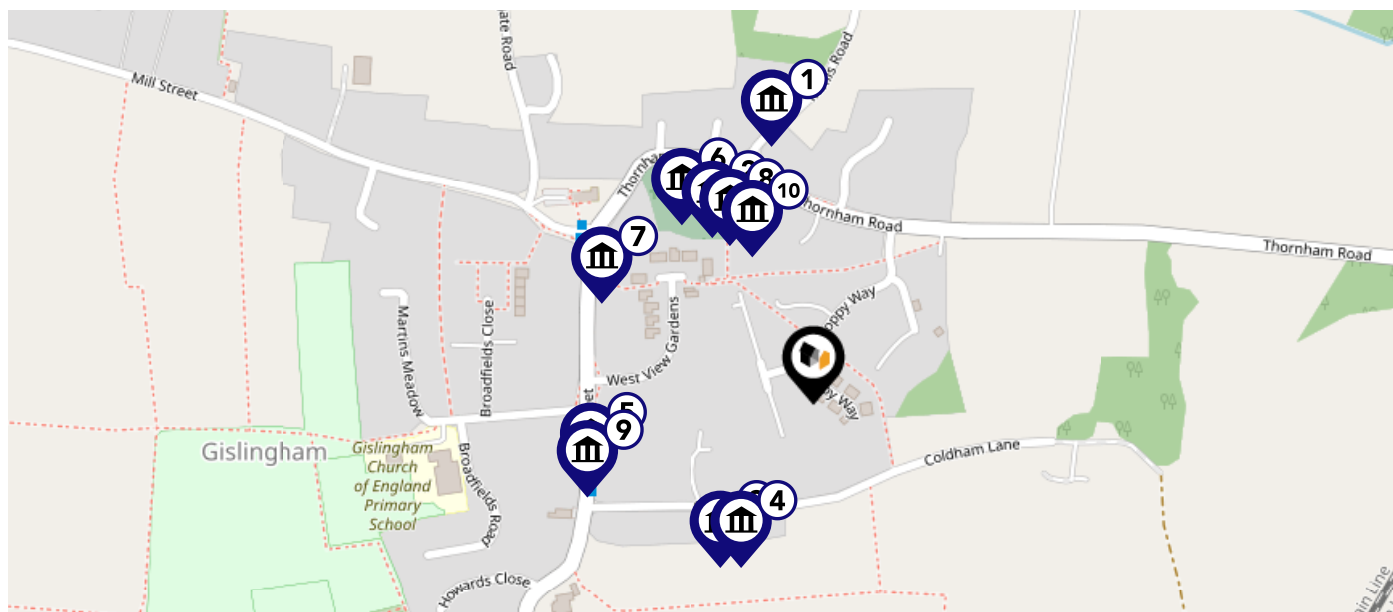
1	Mill Farm-Mill Street, Gislingham	Historic Landfill	
2	The Old Forge-Westhorpe Road, Finningham, Suffolk	Historic Landfill	
3	Mill Lane-Silver End, Mill Lane, Finningham	Historic Landfill	
4	Mellis Road-Mellis Road, Thrandeston	Historic Landfill	
5	Magdalen-Magdalen, Eye	Historic Landfill	
6	Land East of Brome Industrial Estate-Brome, Mid Suffolk	Historic Landfill	
7	Drift Cottage-Brome Avenue, Eye, Suffolk	Historic Landfill	
8	Shepherds Grove Industrial Estate-Stanton	Historic Landfill	











# Maps

## Listed Buildings

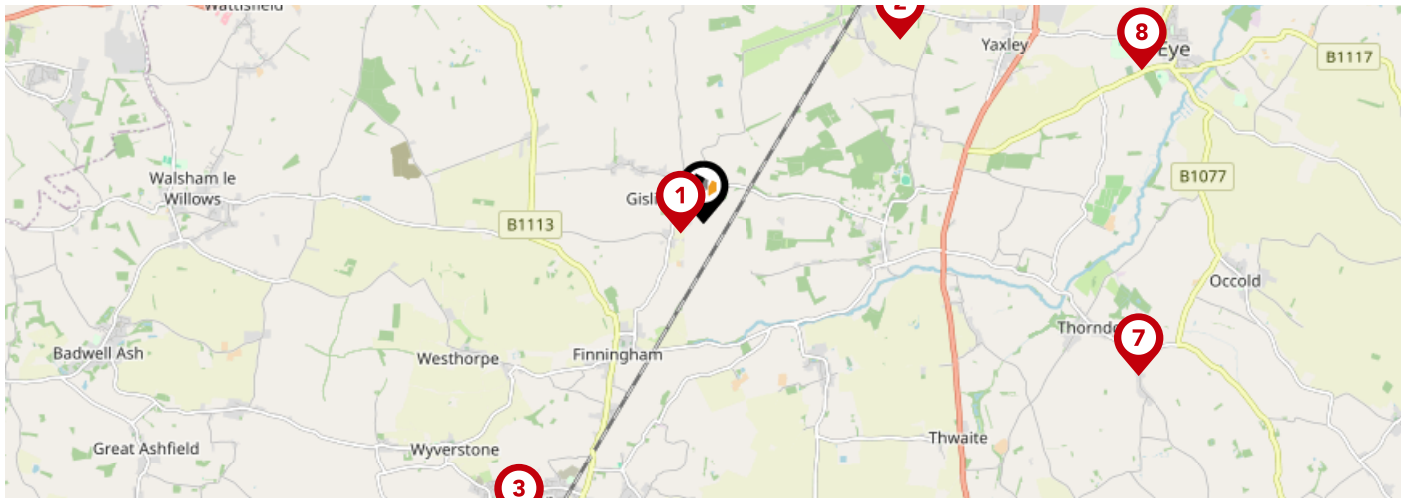


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

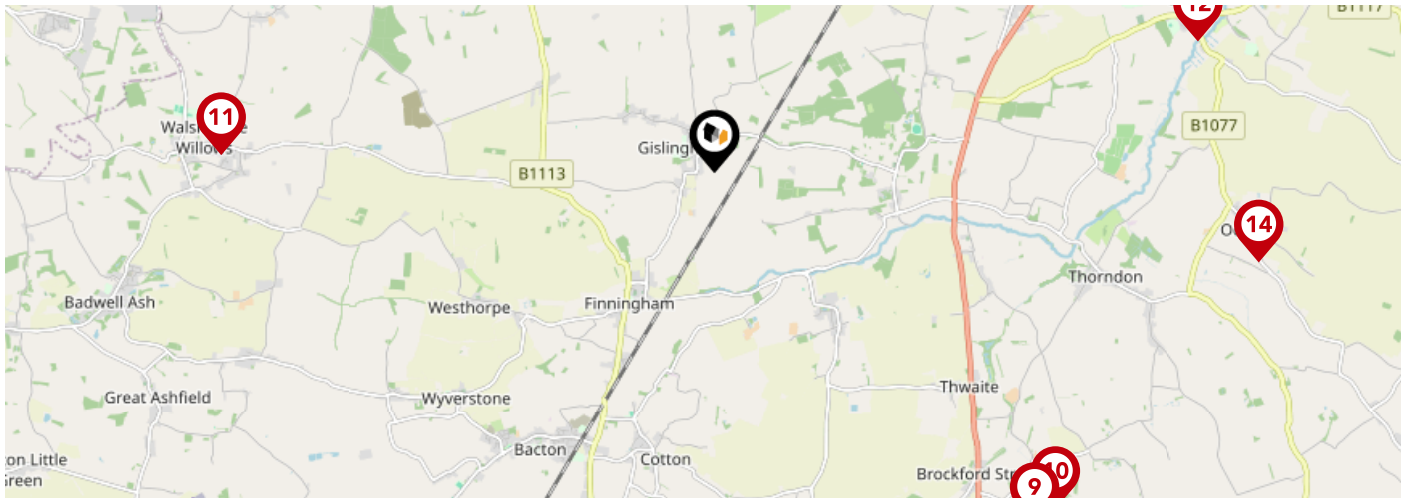










Listed Buildings in the local district	Grade	Distance
 1180705 - Ivy House Farmhouse	Grade II	0.1 miles
 1033123 - Church Of St Mary	Grade I	0.1 miles
 1180610 - Coldham House	Grade II	0.1 miles
 1033153 - Clare Cottage	Grade II	0.1 miles
 1180613 - West View House	Grade II	0.1 miles
 1435181 - Gislingham War Memorial	Grade II	0.1 miles
 1352084 - Princes Farmhouse	Grade II	0.1 miles
 1352108 - Payne Monument About 15 Metres South Of Church Of St Mary	Grade II	0.1 miles
 1033154 - The Tudor Cottage	Grade II	0.1 miles
 1033124 - Church Farmhouse	Grade II	0.1 miles





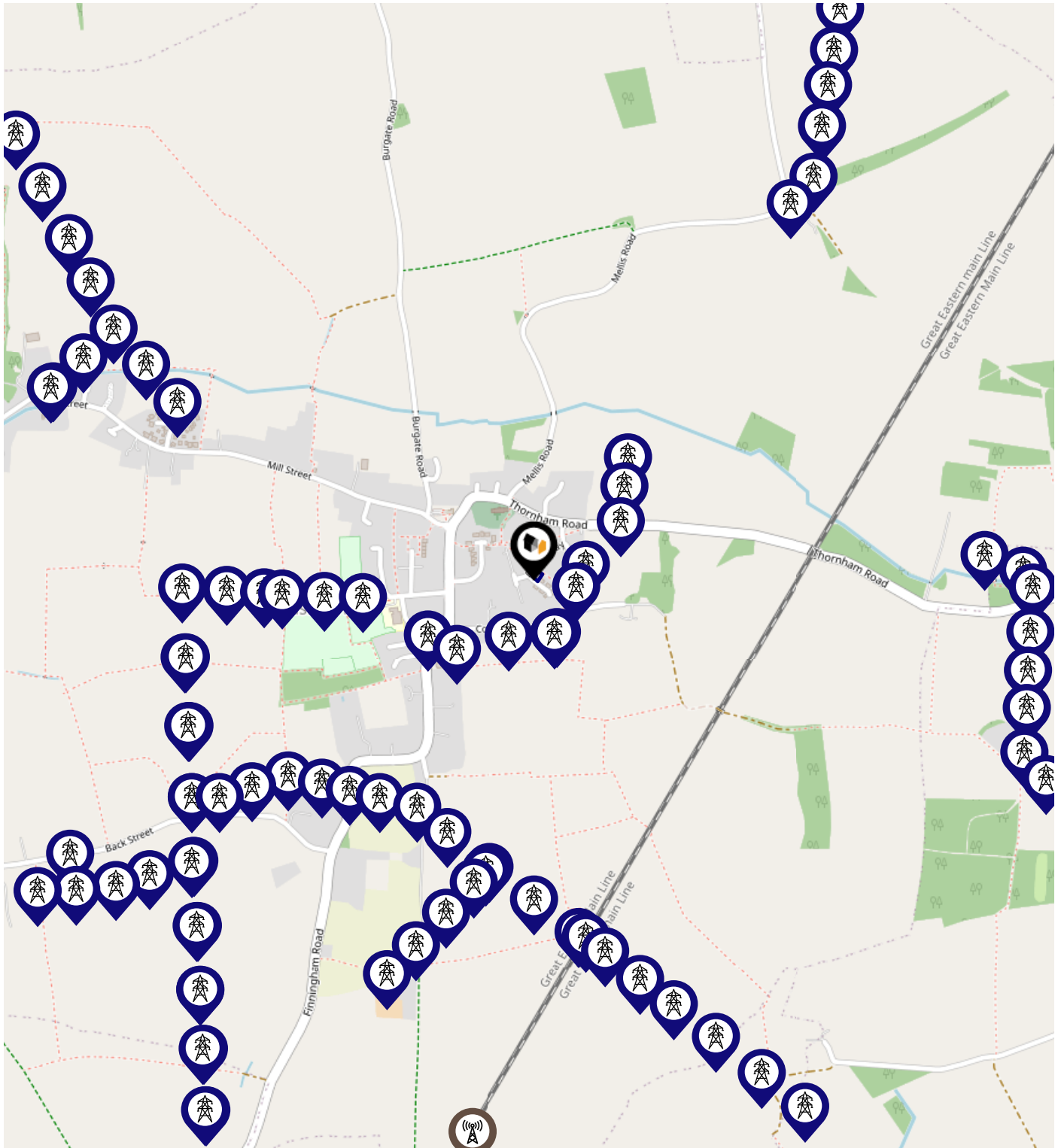
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Gillingham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Mellis Church of England Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bacton Primary School</b> Ofsted Rating: Good   Pupils: 119   Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Botolph's Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wortham Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Mendlesham Primary School</b> Ofsted Rating: Good   Pupils: 118   Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Thorndon Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 54   Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hartismere School</b> Ofsted Rating: Outstanding   Pupils: 1063   Distance:4.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Wetheringsett Church of England Primary School</b> Ofsted Rating: Good   Pupils: 41   Distance:4.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wetheringsett Manor School</b> Ofsted Rating: Good   Pupils: 62   Distance:4.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walsham-le-Willows Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 118   Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter and St Paul Church of England Primary School, Eye</b> Ofsted Rating: Good   Pupils: 181   Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Palgrave Church of England Primary School</b> Ofsted Rating: Good   Pupils: 82   Distance:4.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Occold Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:5.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roydon Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:5.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Diss Church of England Junior Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:5.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



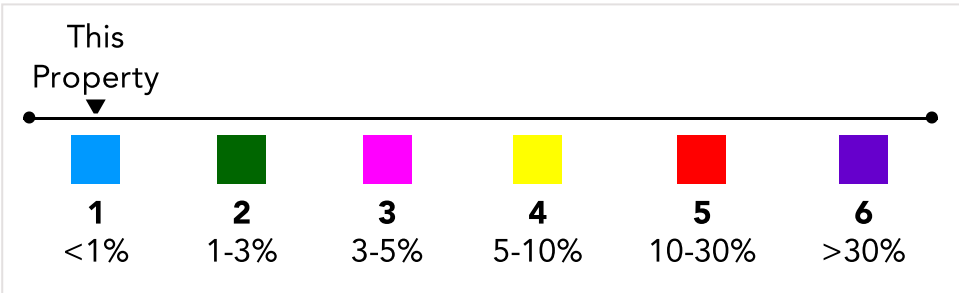
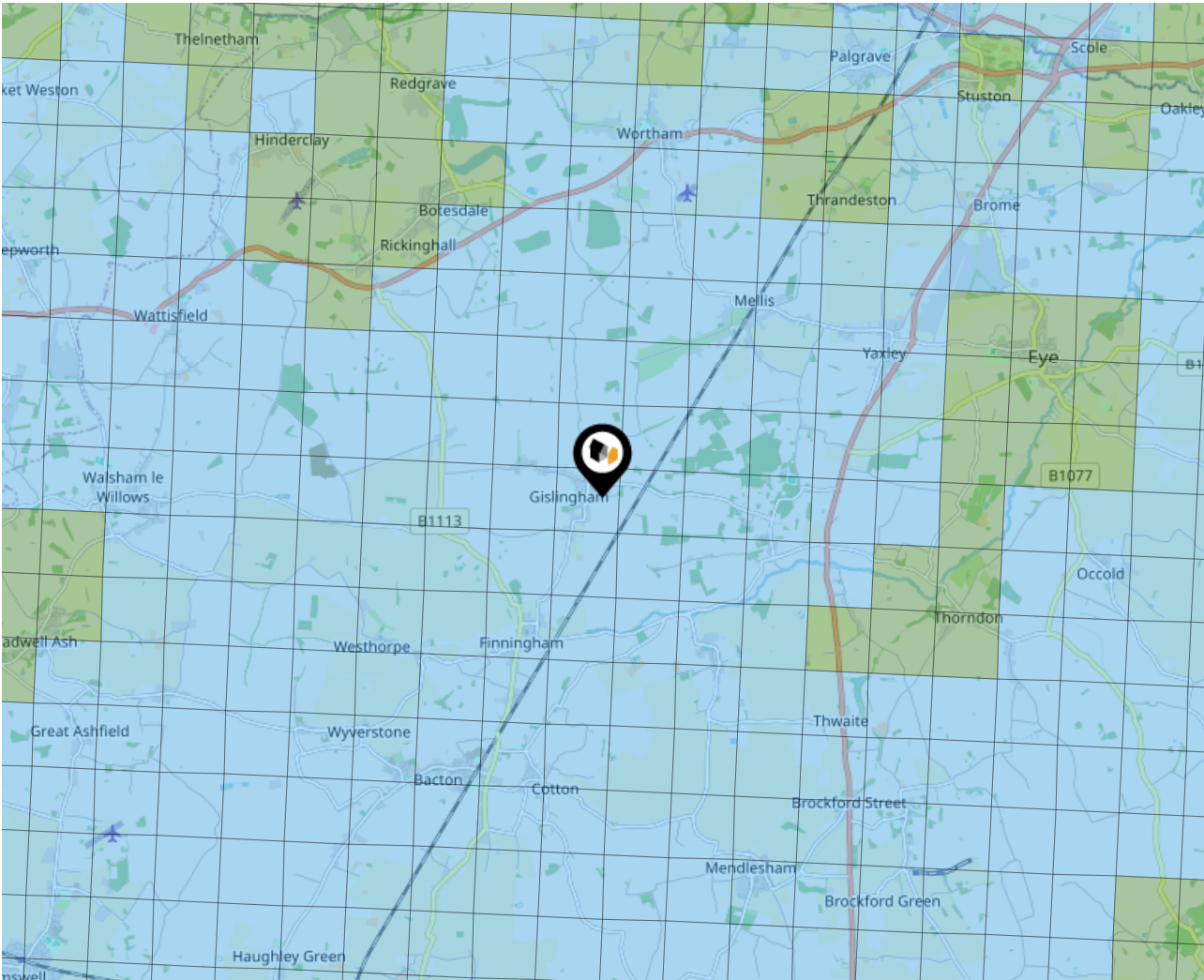
**Key:**

- Power Pylons
- Communication Masts



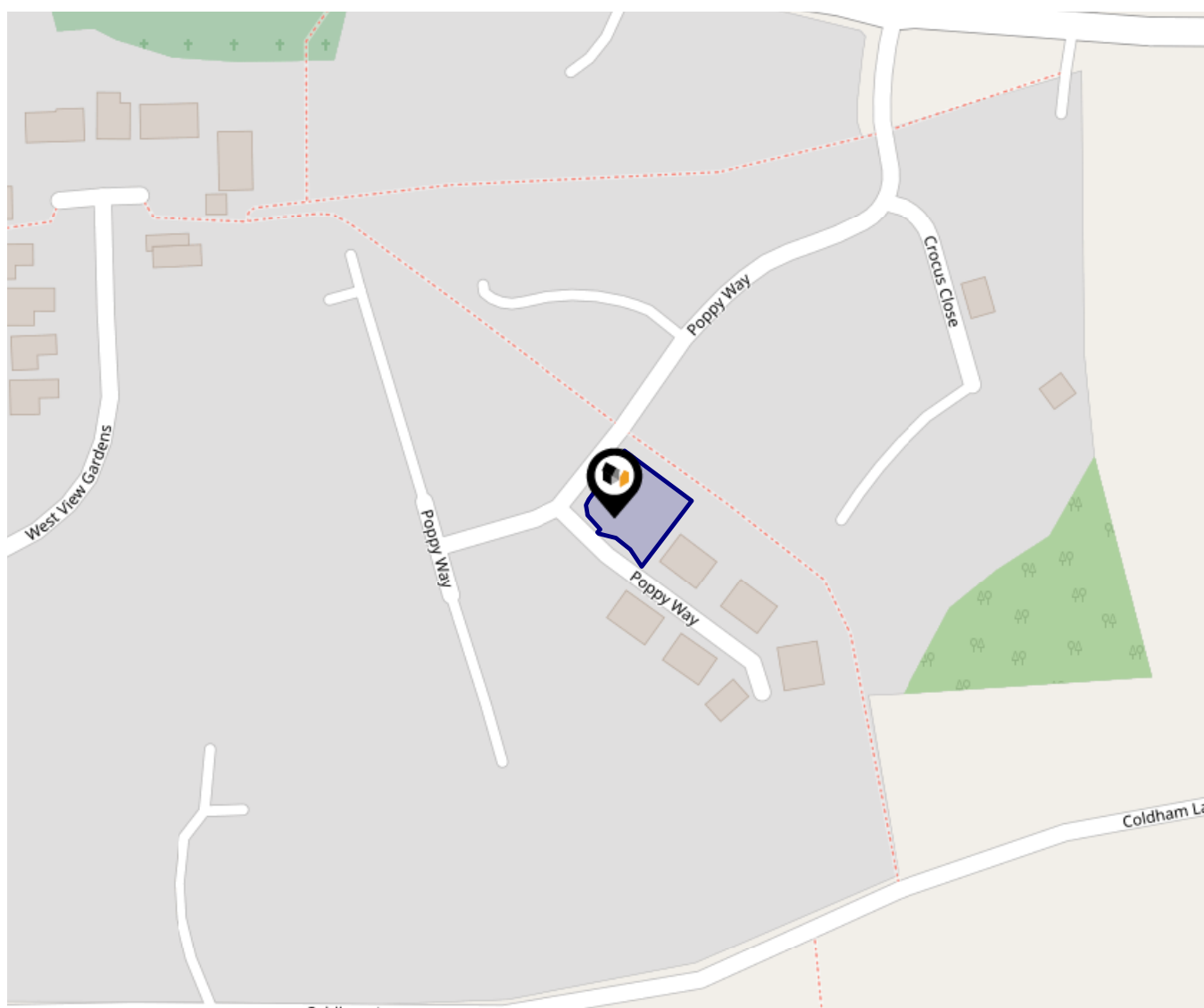
### What is Radon?

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



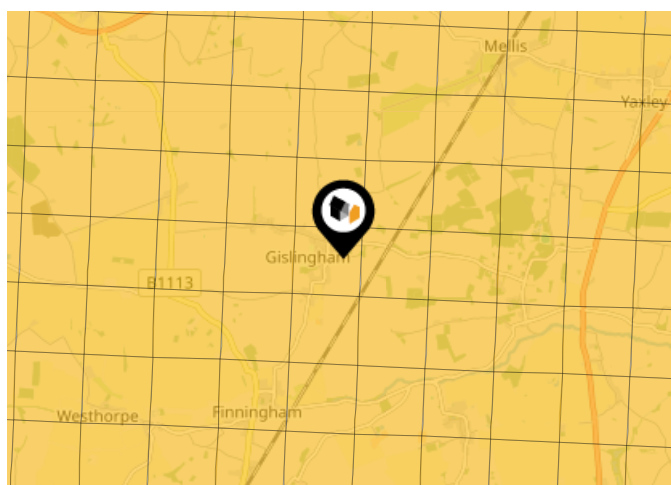
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



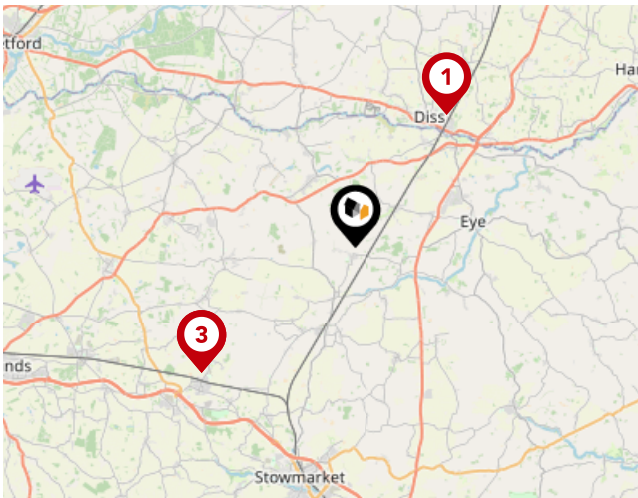
## Primary Classifications (Most Common Clay Types)

<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



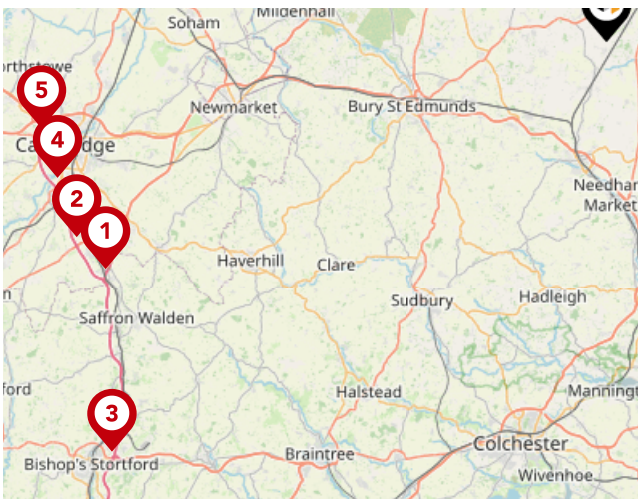
# Area

## Transport (National)



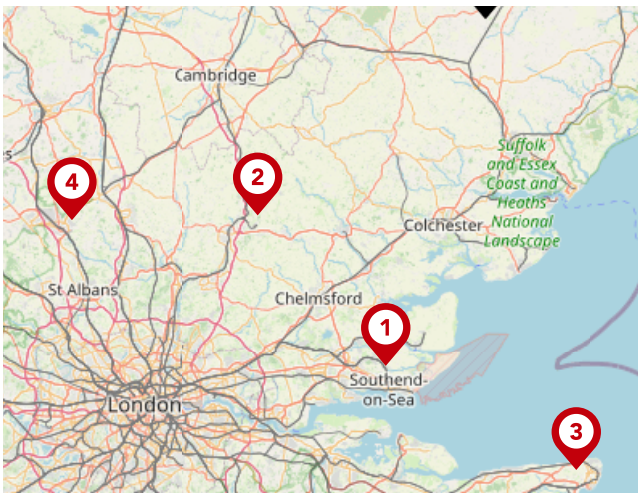
### National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.85 miles
2	Entrance	7.21 miles
3	Elmswell Rail Station	7.22 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	40.03 miles
2	M11 J10	41 miles
3	M11 J8	46.8 miles
4	M11 J11	41.12 miles
5	M11 J13	41.45 miles



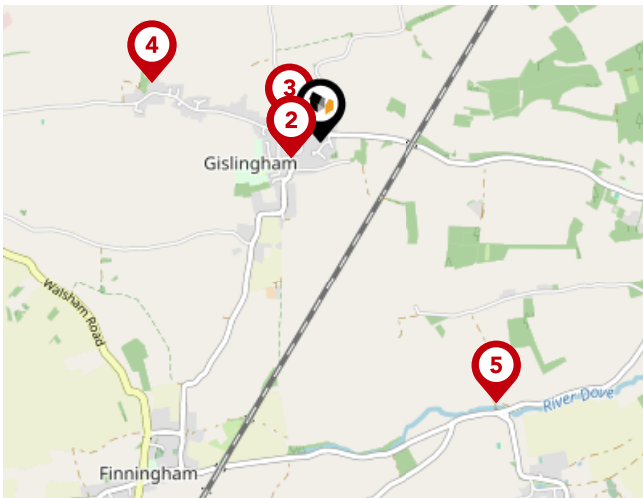
### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	52.86 miles
2	Stansted Airport	43.9 miles
3	Manston	67.52 miles
4	Luton Airport	67.14 miles



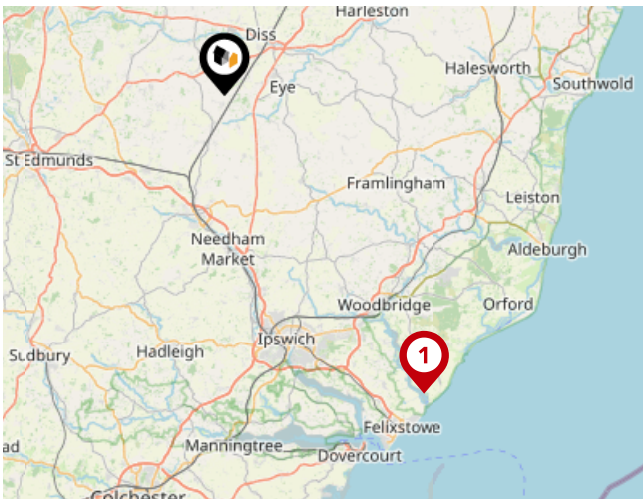
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.15 miles
2	Post Office	0.15 miles
3	Village Hall	0.15 miles
4	Northlands Lane	0.81 miles
5	The Street	1.43 miles



### Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	26.23 miles



### Whittley Parish | Diss

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At Whittley Parish, we strive to offer the best experience for all of our valued clients. We employ an experienced team and support our people with the best processes, cutting edge technology, marketing and training. We continue to improve and learn from feedback to strive to be the best at what we do and achieve.

Our proactive approach combined with advertising across four major property portals (Rightmove, Zoopla, onthemarket.com and Primelocation) as well as on social media platforms; coupled with our large database of registered applicants allows us to promote our properties to the widest target market.

With family roots still at the heart of all operations, Alex Parish ensures the original ethos and vision continues to run throughout the company's core, never comprising the personal service its reputation has been built upon.



### Testimonial 1



It was a pleasure doing business with the Attleborough branch. Kept to every promise made and acted really fast. Made a stressful time far less stressful.

### Testimonial 2



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

