

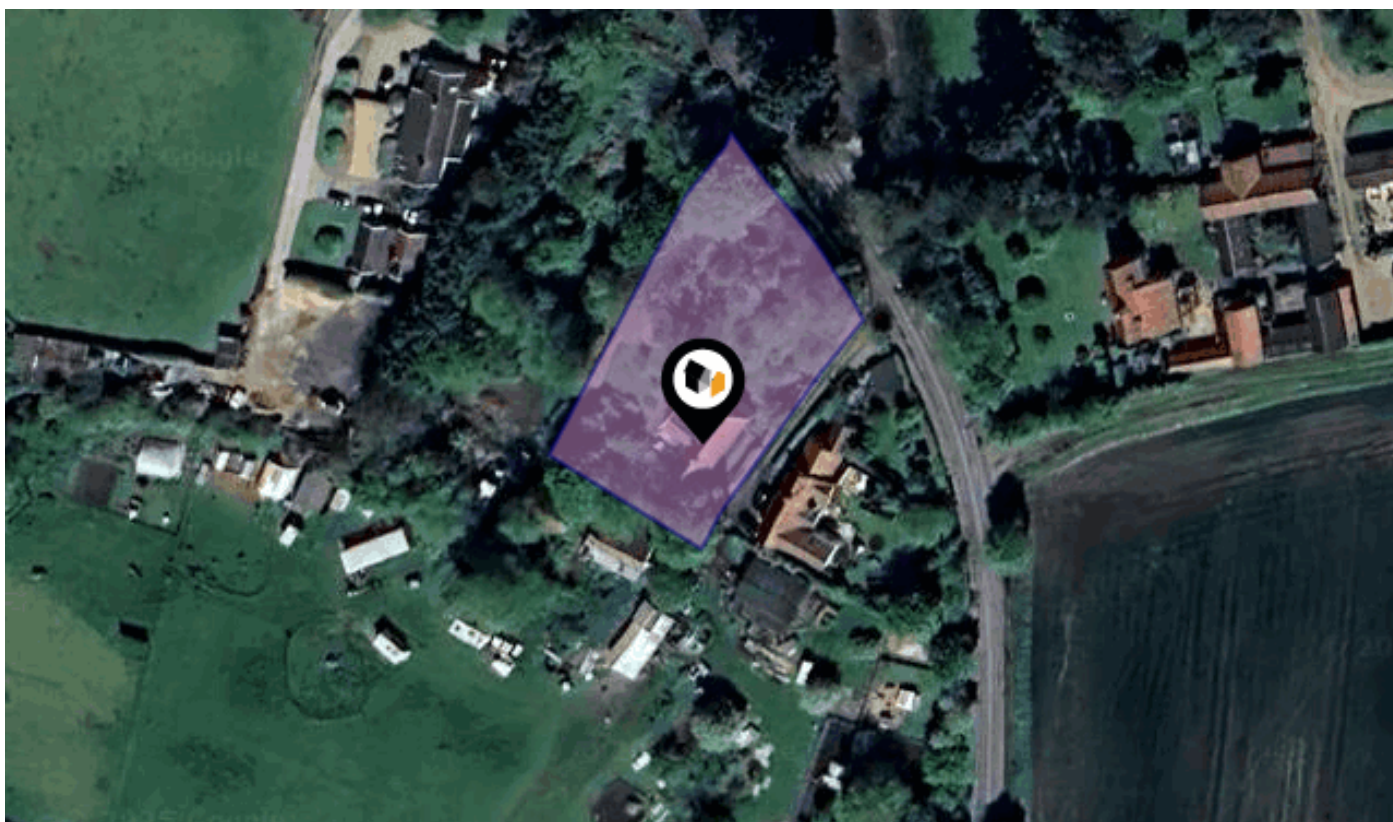


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th April 2025



DENMARK HILL, PALGRAVE, DISS, IP22

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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






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aprift
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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.44 acres		
Council Tax :	Band E		
Annual Estimate:	£2,699		
Title Number:	SK406370		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	14 mb/s	57 mb/s	- mb/s
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
O ₂	EE	3	O2			



Planning records for: *Denmark Hill, Palgrave, Diss, IP22*

Reference - 1231/17
Decision: Granted
Date: 29th March 2017
Description: Erection of a single storey annexe. Erection of new three bay cart lodge with room over. Erection of new porch to front elevation. Amendments to existing driveway.

Reference - DC/22/05416
Decision: Granted
Date: 31st October 2022
Description: Householder Application - Erection of single storey detached outbuilding, garden room and front and rear porches (following demolition of conservatory). Installation of roof lights, a new bay window, a sewage treatment plant, drainage runs and soakaway system. Replacement of windows, doors, fascias, soffits and gutters, break up existing concrete hardstanding, and internal alterations as outlined in schedule of works

Reference - DC/23/02945
Decision: Granted
Date: 22nd June 2023
Description: Application under S73 for the Removal or Variation of a Condition following planning approval DC/22/05416 dated 22/12/2022 Town and Country Planning Act 1990 (as amended) - Erection of single storey detached outbuilding, garden room and front and rear porches (following demolition of conservatory). Installation of roof lights, a new bay window, a sewage treatment plant, drainage runs and soakaway system. Replacement of windows, doors, fascias, soffits and gutters, break up existing concrete hardstanding, and internal alterations as outlined in schedule of works. To vary Condition Number 2 (Approved Plans and Documents) as per details received.

Reference - DC/23/02835
Decision: Granted
Date: 15th June 2023
Description: Discharge of Conditions Application for Listed Building Consent DC/22/05417 - Condition 3 (New windows & door details) Condition 6 (Eaves levels) & Condition 7 (Roof covering materials)



Planning records for: *Denmark Hill, Palgrave, Diss, IP22*

Reference - 2005/16

Decision: Refused

Date: 27th April 2016

Description:

Application for Listed Building Consent - Demolition of rear UPVC conservatory & rear porch. Enlargement of existing rear two storey extension and erection of new porch to front elevation. Erection of 3 bay cartlodge with room over. Amendments to existing driveway at Wood Cottage, Denmark Hill, Palgrave.

Reference - 4408/16

Decision: Granted

Date: 28th October 2016

Description:

Demolition of existing stable block. Conversion of existing barn & cartlodge structure to dwelling comprising removal of lean-to structures and erection of rear and side extensions and glazed link. Erection of detached 3 bay cartlodge. Creation of new vehicular access to highway. Installation of sewage package treatment plant

Reference - DC/19/04310

Decision: Granted

Date: 12th September 2019

Description:

Householder Planning Application - New Vehicular Access

Reference - DC/22/04025

Decision: Refused

Date: 10th August 2022

Description:

Application for Listed Building Consent - Replacement of fascia, soffit and gutters, removal of existing hardstanding, erection of 2no new porches (following demolition of 1no existing lean-to porch), bay window extension, single storey detached outbuilding and single storey rear extension (following demolition of existing conservatory), installation of a sewage treatment plant, soakaway, new external oil fired boiler, and internal alterations as outlined in schedule of works



Planning records for: *Denmark Hill, Palgrave, Diss, IP22*

Reference - DC/19/03739
Decision: Granted
Date: 06th August 2019
Description: Discharge of Conditions Application for 4408/16 - Condition 6 (Fenestration), Condition 7 (Agreement of Materials), Condition 8 (Cross Section Details) and Condition 9 (Survey and Schedule of Repair)

Reference - DC/23/02836
Decision: Granted
Date: 15th June 2023
Description: Discharge of Conditions Application for DC/23/02945 - Condition 3 (Cladding details) & Condition 4 (Fenestration details)

Reference - DC/19/03753
Decision: Granted
Date: 07th August 2019
Description: Discharge of Conditions Application for 4409/16 (LBC) - Condition 3 (Fenestration), Condition 4 (Agreement of Materials), Condition 5 (Cross Section Details) and Condition 6 (Survey and Schedule of Repair)

Reference - DC/23/02853
Decision: Granted
Date: 15th June 2023
Description: Application under S19 for the Removal or Variation of a Condition following grant of DC/22/05417 dated 22/12/2022 Town and Country Planning Act 1990 (as amended) Erection of single storey detached outbuilding, garden room and front and rear porches (following demolition of conservatory). Installation of roof lights, a new bay window, a sewage treatment plant, drainage runs and soakaway system. Replacement of windows, doors, fascias, soffits and gutters, break up existing concrete hardstanding, and internal alterations as outlined in schedule of works - Condition Number 2 (Approved Plans and Documents) as per details received.



Planning records for: *Denmark Hill, Palgrave, Diss, IP22*

Reference - DC/22/04024

Decision: Refused

Date: 10th August 2022

Description:

Householder Application - Replacement of fascia, soffit and gutters, removal of existing hardstanding, erection of 2no new porches (following demolition of 1no existing lean-to porch), bay window extension, single storey detached outbuilding and single storey rear extension (following demolition of existing conservatory), installation of a sewage treatment plant, soakaway, new external oil fired boiler, and internal alterations as outlined in schedule of works

Reference - DC/22/05417

Decision: Granted

Date: 31st October 2022

Description:

Application for Listed Building Consent - Erection of garden room, front and rear porches (following demolition of conservatory). Installation of roof lights, a new bay window. Replacement of windows, doors, fascias, soffits and gutters, break up existing concrete hardstanding, and internal alterations as outlined in schedule of works

Reference - 1232/17

Decision: Granted

Date: 20th April 2017

Description:

Erection of a single storey annexe. Erection of three bay cart lodge with room over. Erection of new porch to front elevation. Amendments to existing driveway

Reference - 2004/16

Decision: Refused

Date: 27th April 2016

Description:

Demolition of rear UPVC conservatory & rear porch. Enlargement of existing rear two storey extension and erection of new porch to front elevation. Erection of 3 bay cartlodge with room over. Amendments to existing driveway at Wood Cottage, Denmark Hill, Palgrave.

Planning History

This Address



Planning records for: *Denmark Hill, Palgrave, Diss, IP22*

Reference - 4409/16	
Decision:	Granted
Date:	28th October 2016
Description:	Demolition of existing stable block. Conversion of existing barn & cartlodge structure to dwelling comprising removal of lean-to structures and erection of rear and side extensions and glazed link. Erection of detached 3 bay cartlodge. New vehicular access to highway. Installation of sewage package treatment plant









DENMARK HILL, PALGRAVE, DISS, IP22

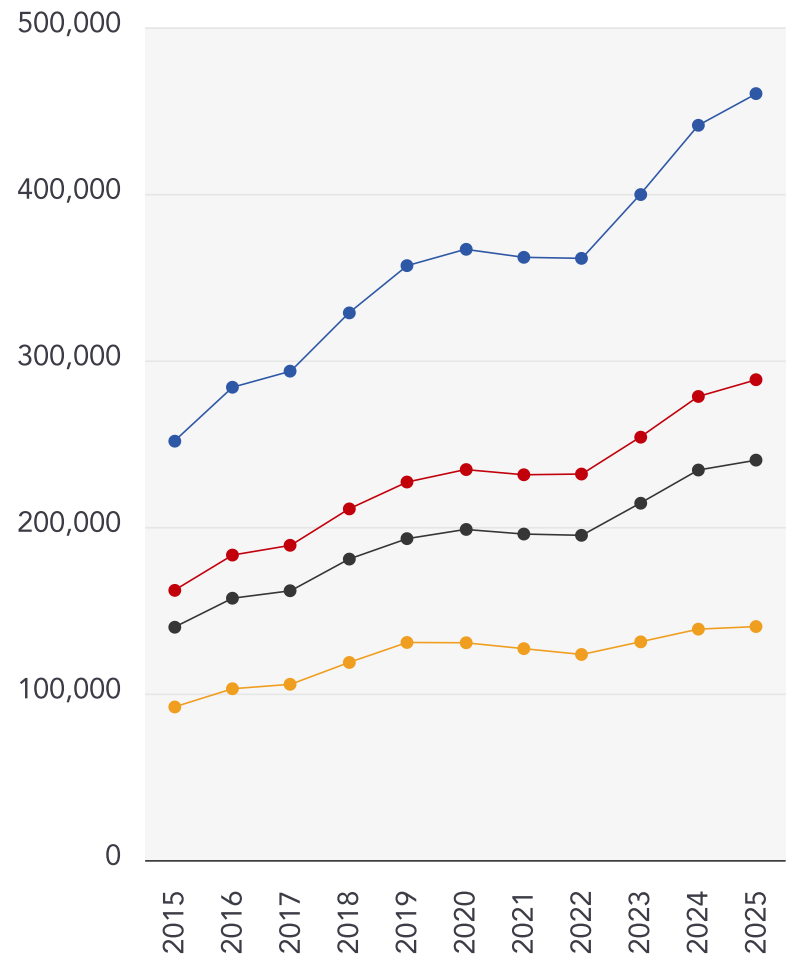


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP22



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.

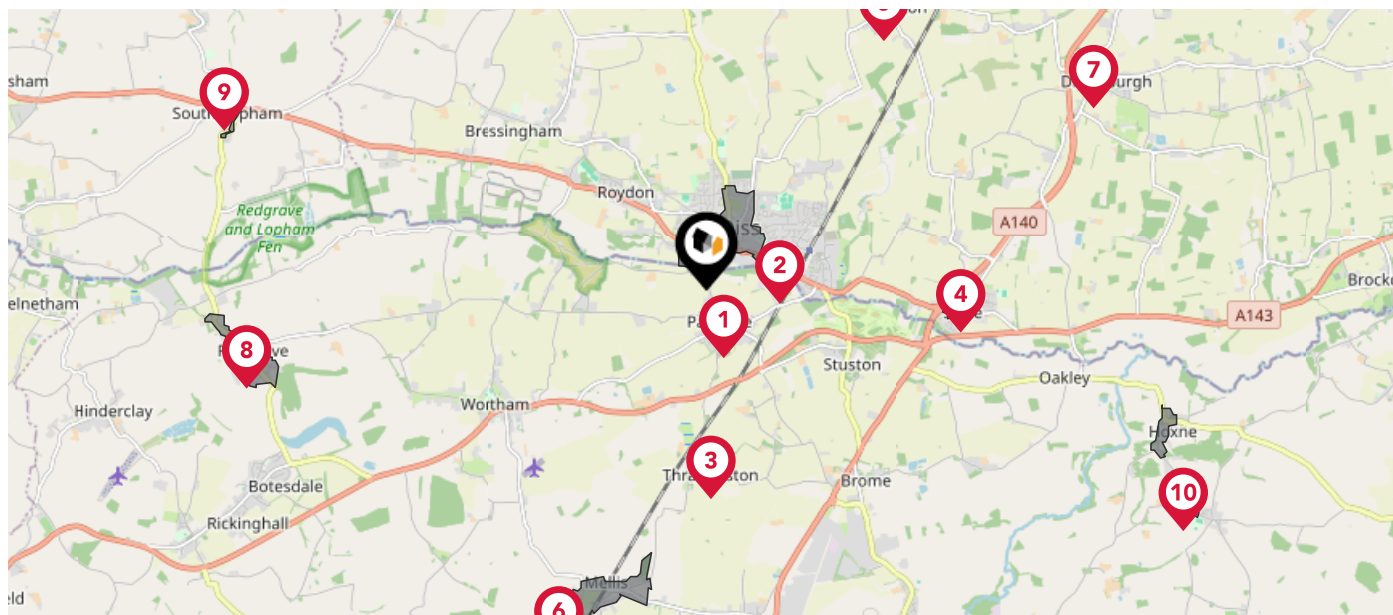
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

1

Palgrave

2

Diss

3

Thrandeston

4

Scole

5

Burston

6

Mellis

7

Dickleburgh

8

Redgrave

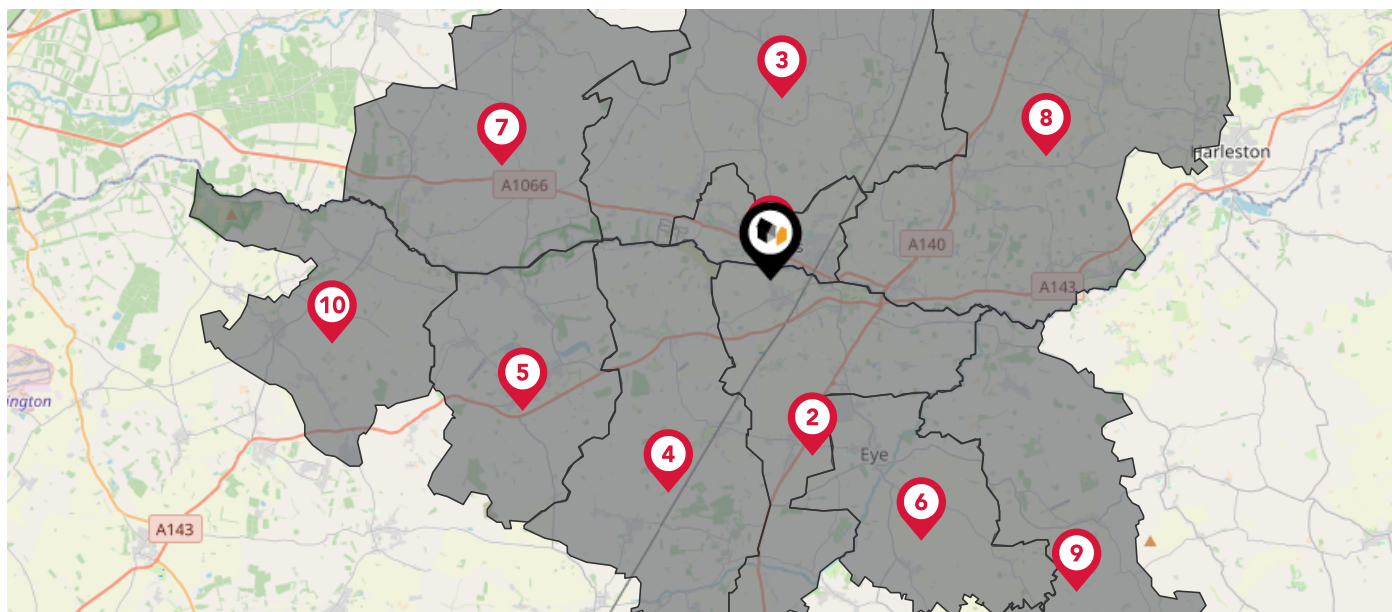
9

South Lopham

10

Hoxne

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



Diss & Roydon Ward



Palgrave Ward



Bressingham & Burston Ward



Gislingham Ward



Rickinghall Ward



Eye Ward



Guiltcross Ward



Beck Vale, Dickleburgh & Scole Ward



Hoxne & Worlingworth Ward



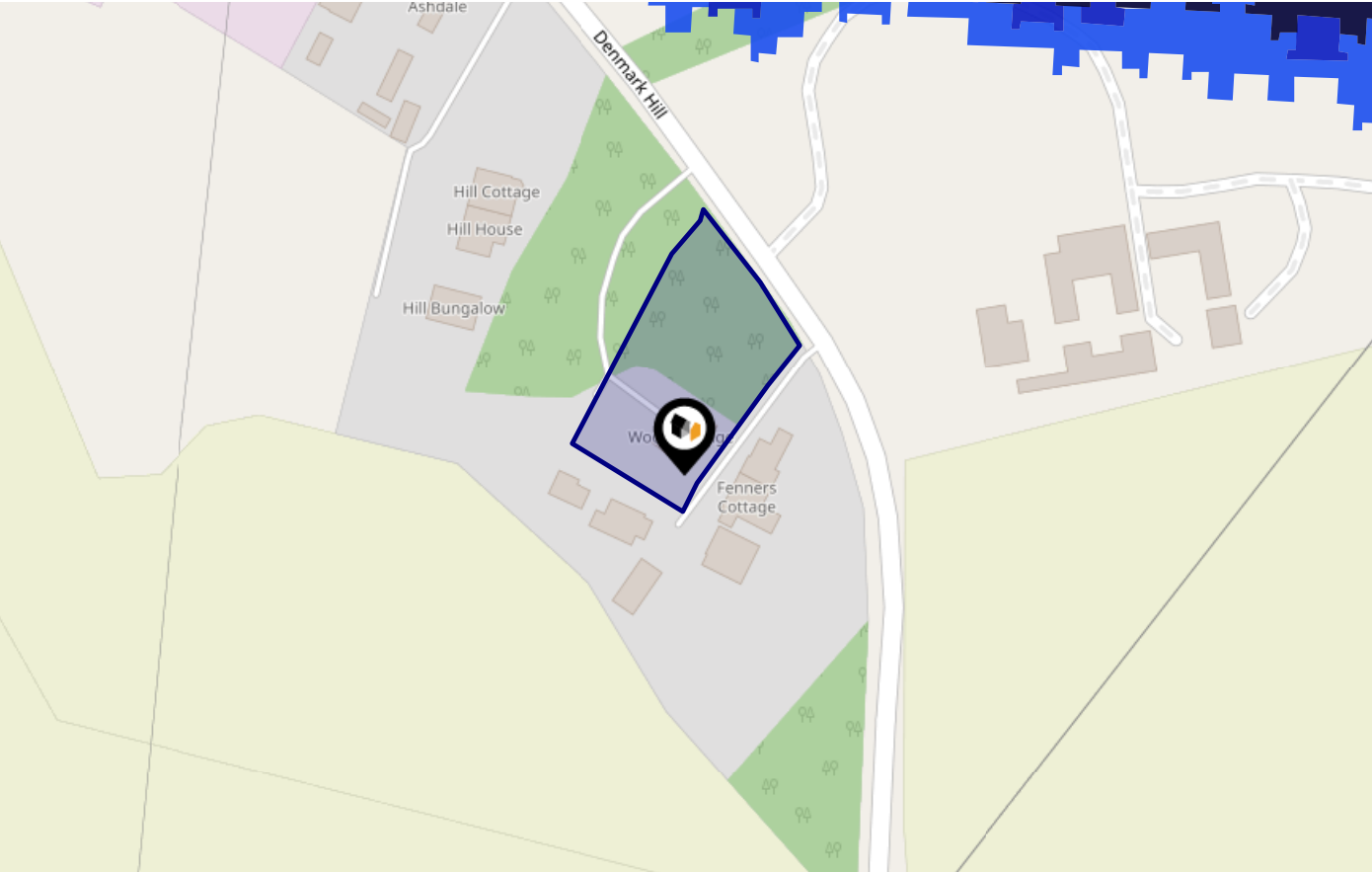
Barningham Ward

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.

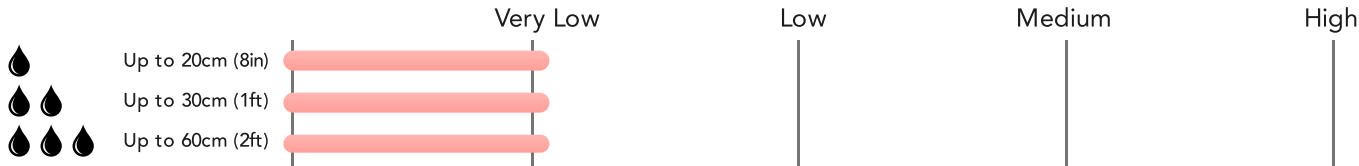


Risk Rating: Very low

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:

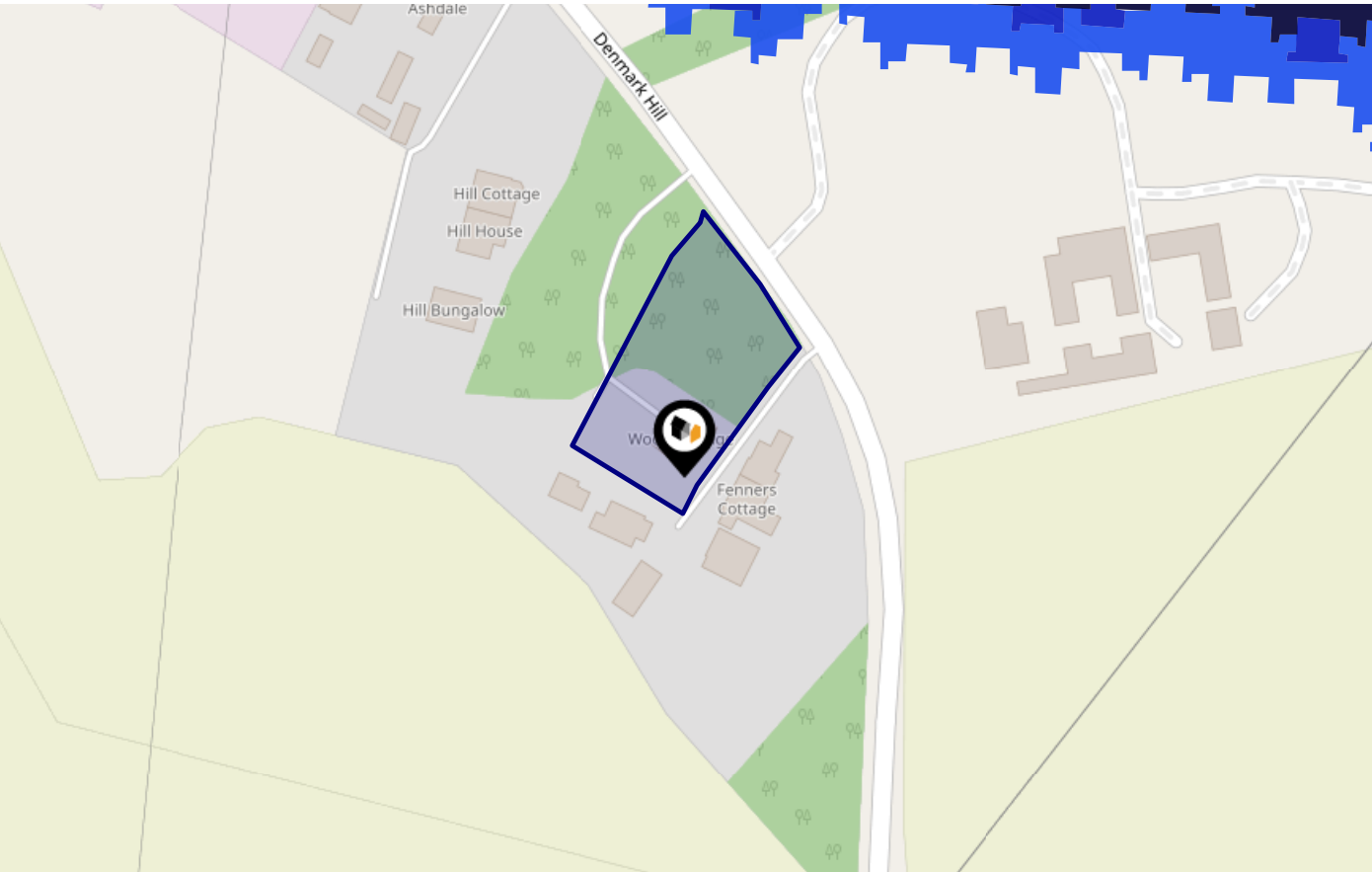


Flood Risk

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.

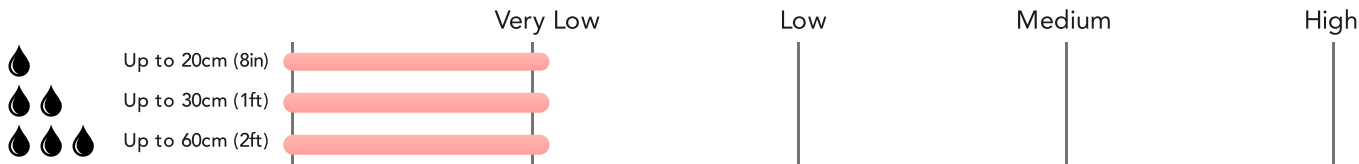


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

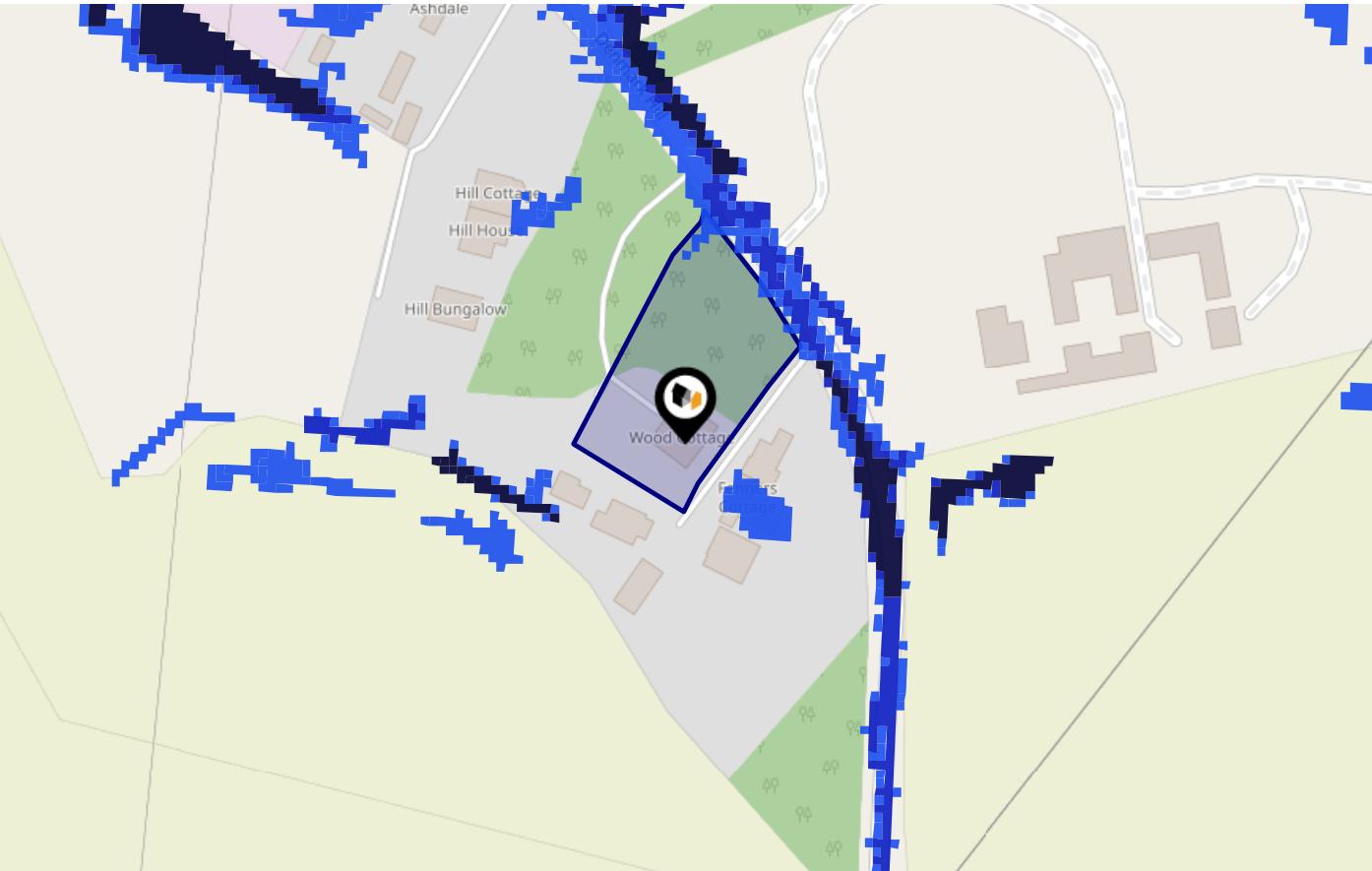


Flood Risk

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.

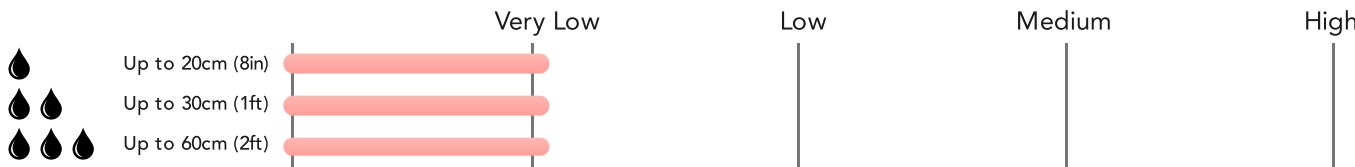


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

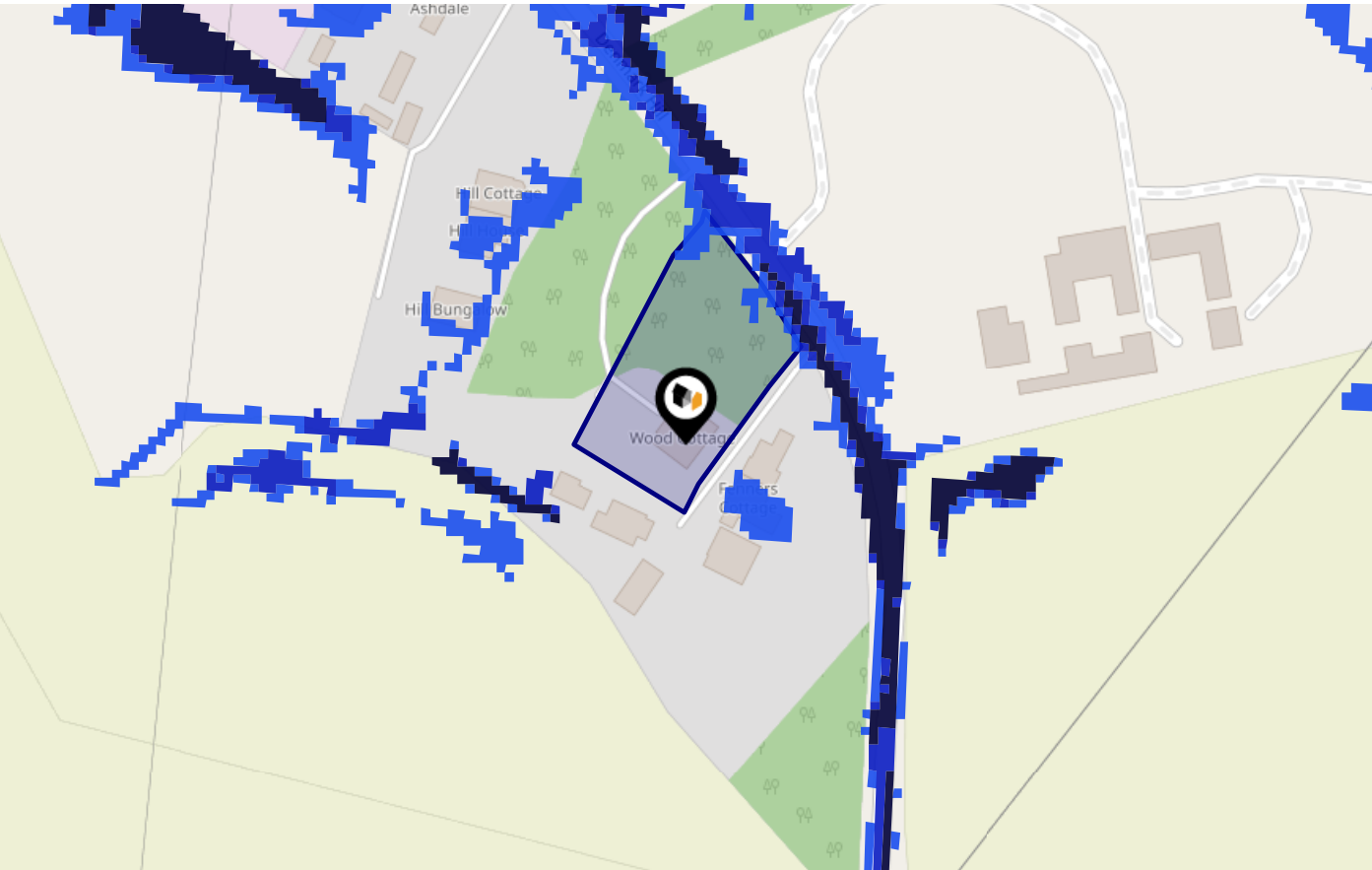


Flood Risk

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.

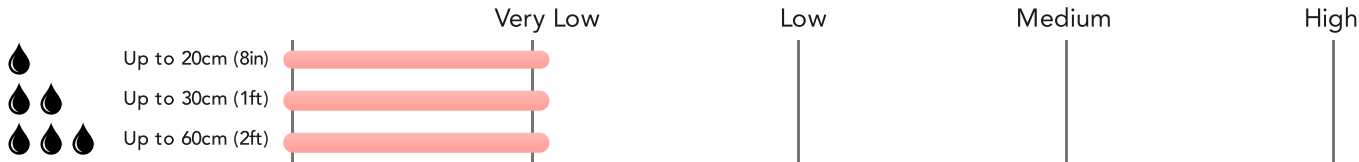


Risk Rating: Very low

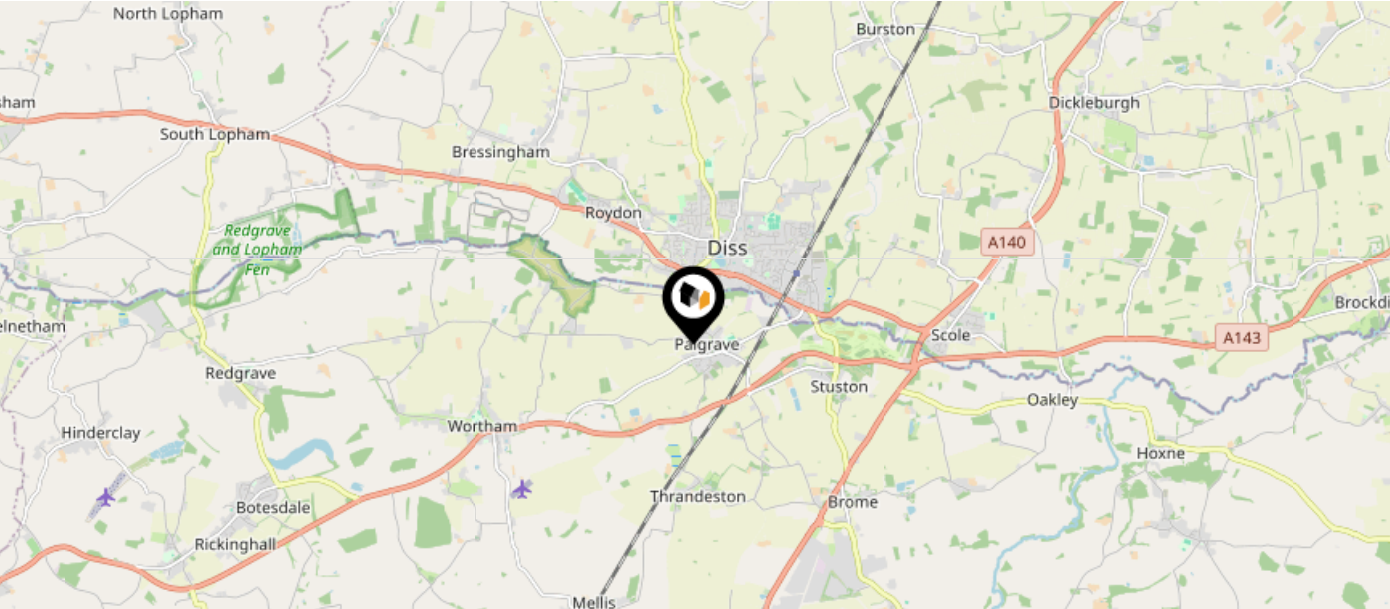
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

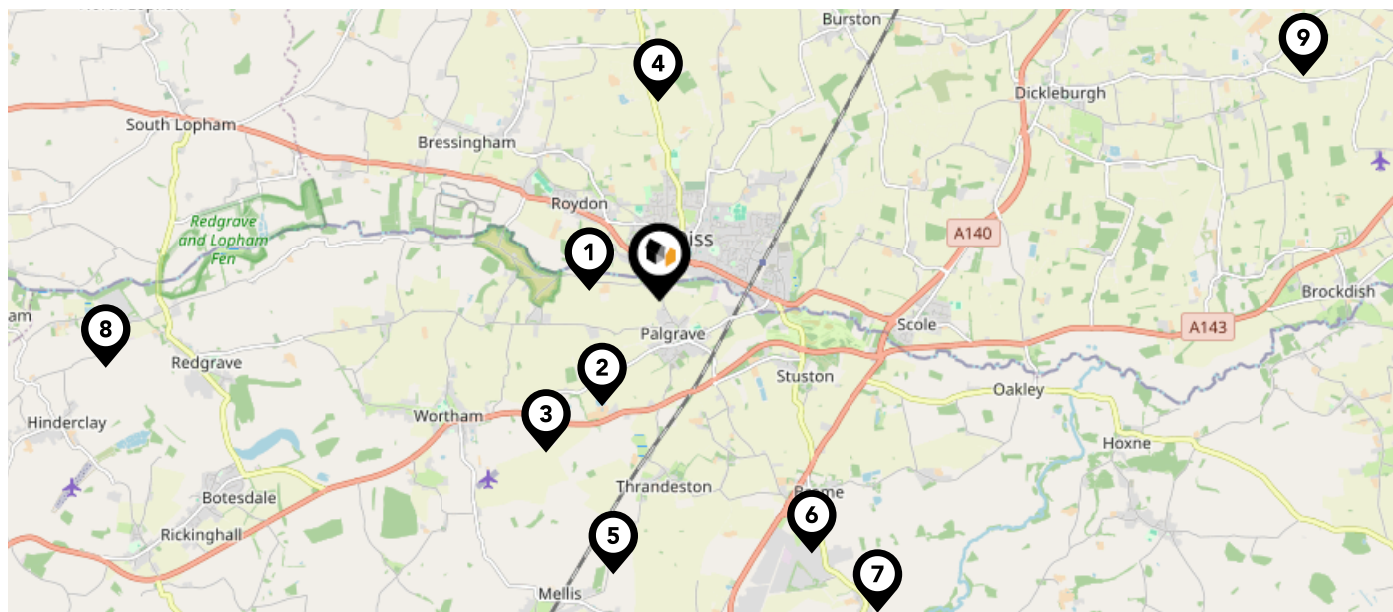
No data available.

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

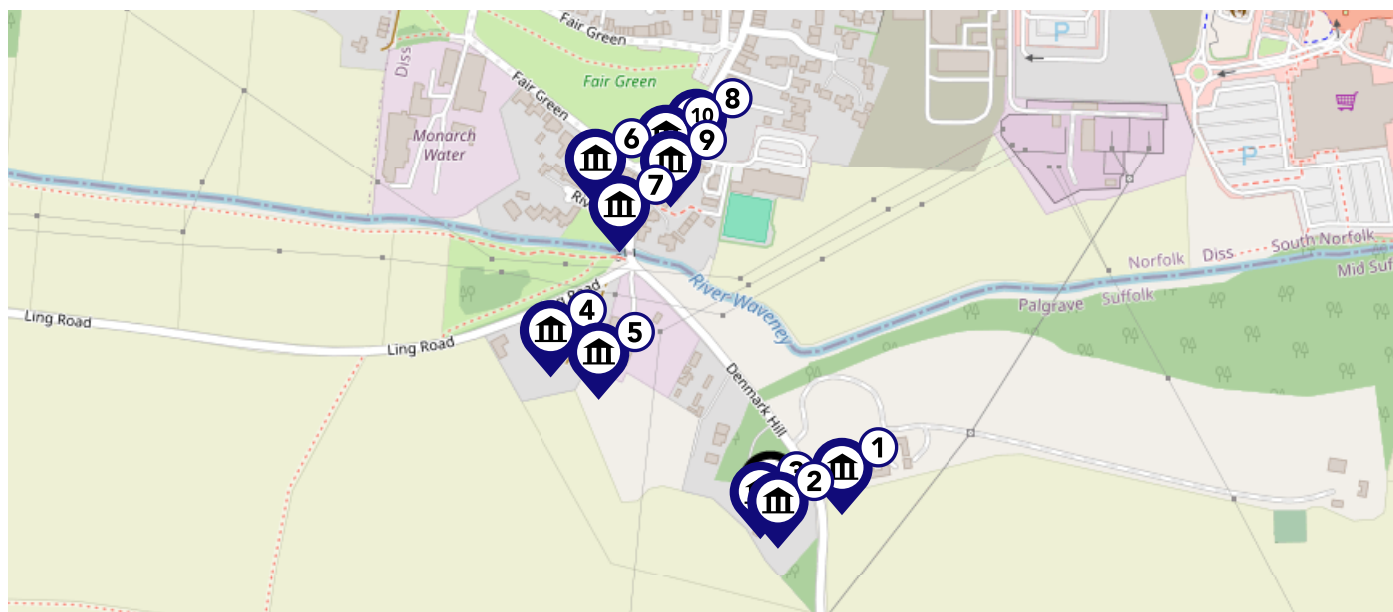
1	Roydon Fen-Roydon, Norfolk	Historic Landfill	
2	Rookery Farm-Rookery Farm, Wortham	Historic Landfill	
3	Rookery Farm-Rookery Farm, Wortham	Historic Landfill	
4	Near Shelfhanger Road (B1077)-Diss, Norfolk	Historic Landfill	
5	Mellis Road-Mellis Road, Thrandeston	Historic Landfill	
6	Land East of Brome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











Maps

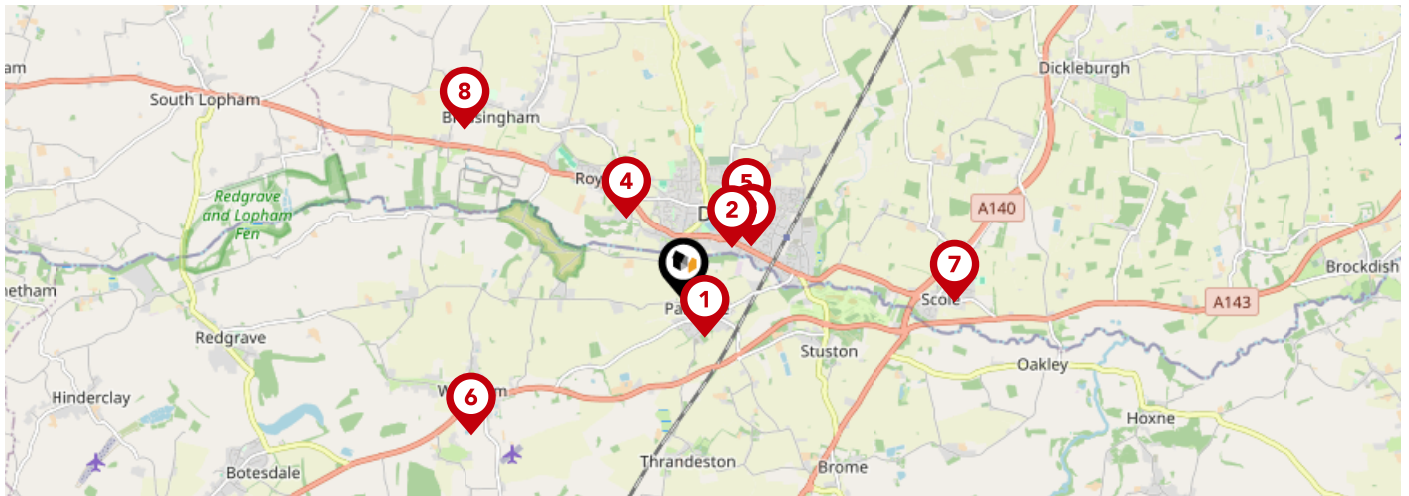
Listed Buildings



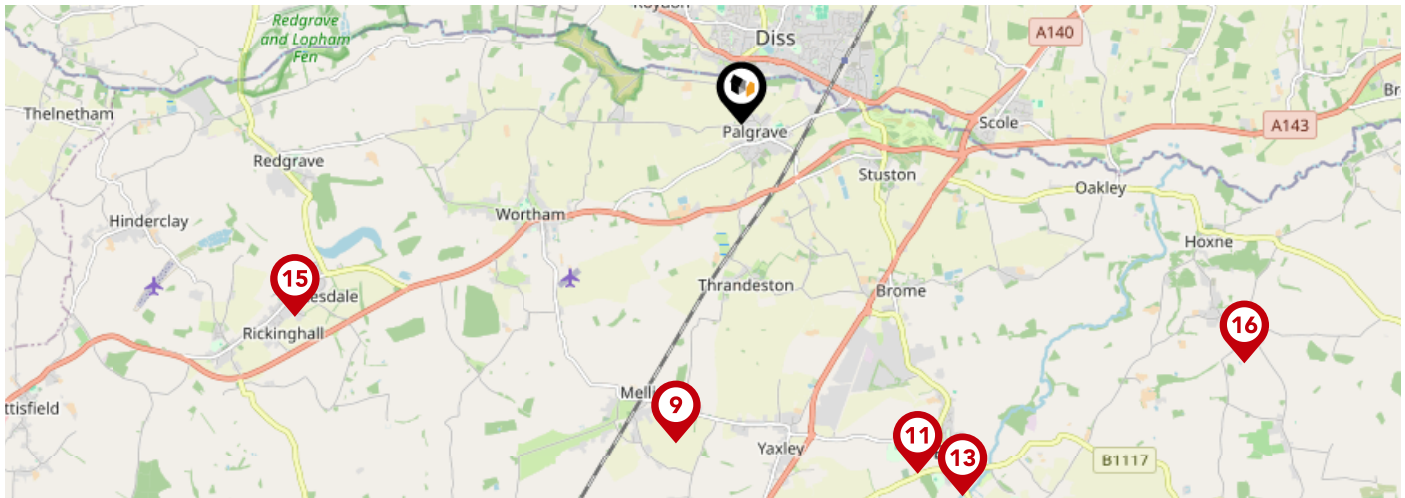
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1032792 - Elm Vale Farm House	Grade II	0.0 miles
 1352270 - Peanut Cottage And Hill Cottage	Grade II	0.0 miles
 1182225 - Wood Cottage	Grade II	0.0 miles
 1182078 - Bridge Farm House	Grade II	0.1 miles
 1352269 - Denmark Bridge House	Grade II	0.1 miles
 1373548 - 30 31, Fair Green	Grade II	0.2 miles
 1306292 - 82 83, Denmark Street	Grade II	0.2 miles
 1049768 - 57 58, Denmark Street	Grade II	0.2 miles
 1049769 - 65-67, Denmark Street	Grade II	0.2 miles
 1049696 - K6 Telephone Kiosk	Grade II	0.2 miles



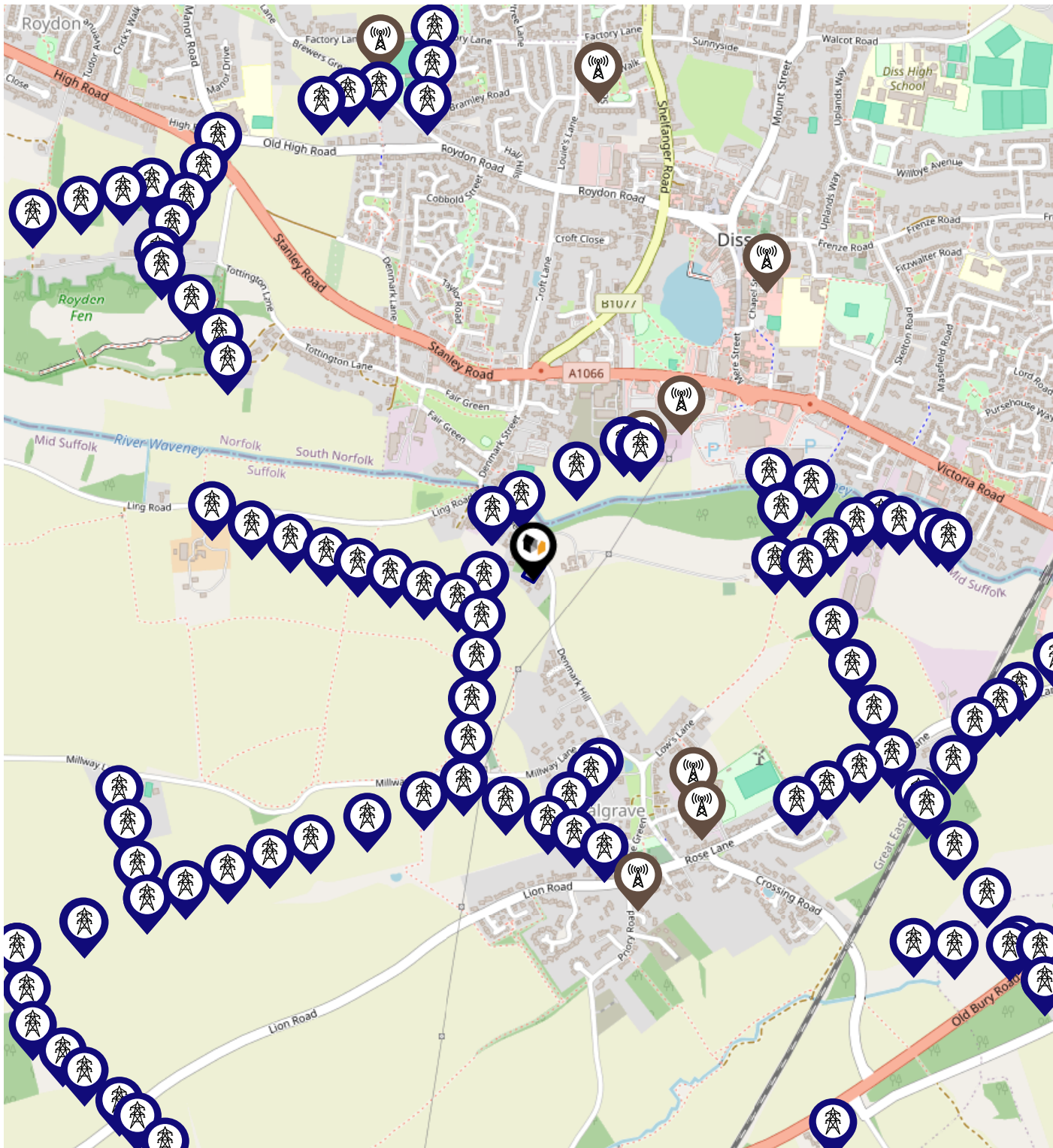
		Nursery	Primary	Secondary	College	Private
1	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Diss High School Ofsted Rating: Good Pupils: 941 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Score Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:3.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:4.4	<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:5.04	<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

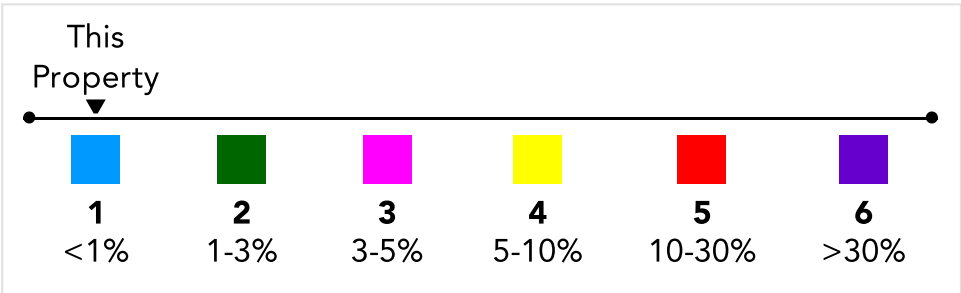
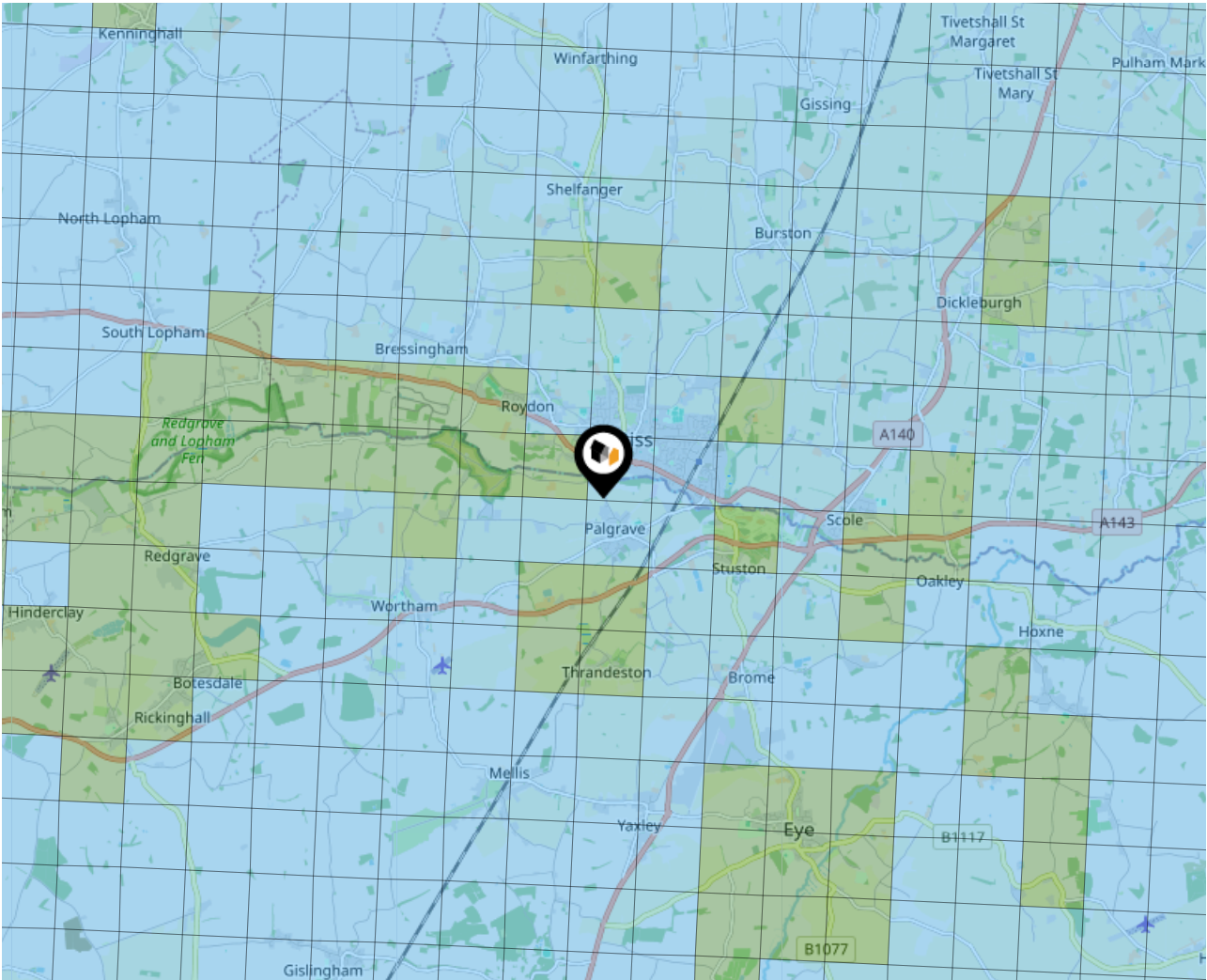
Environment

Radon Gas



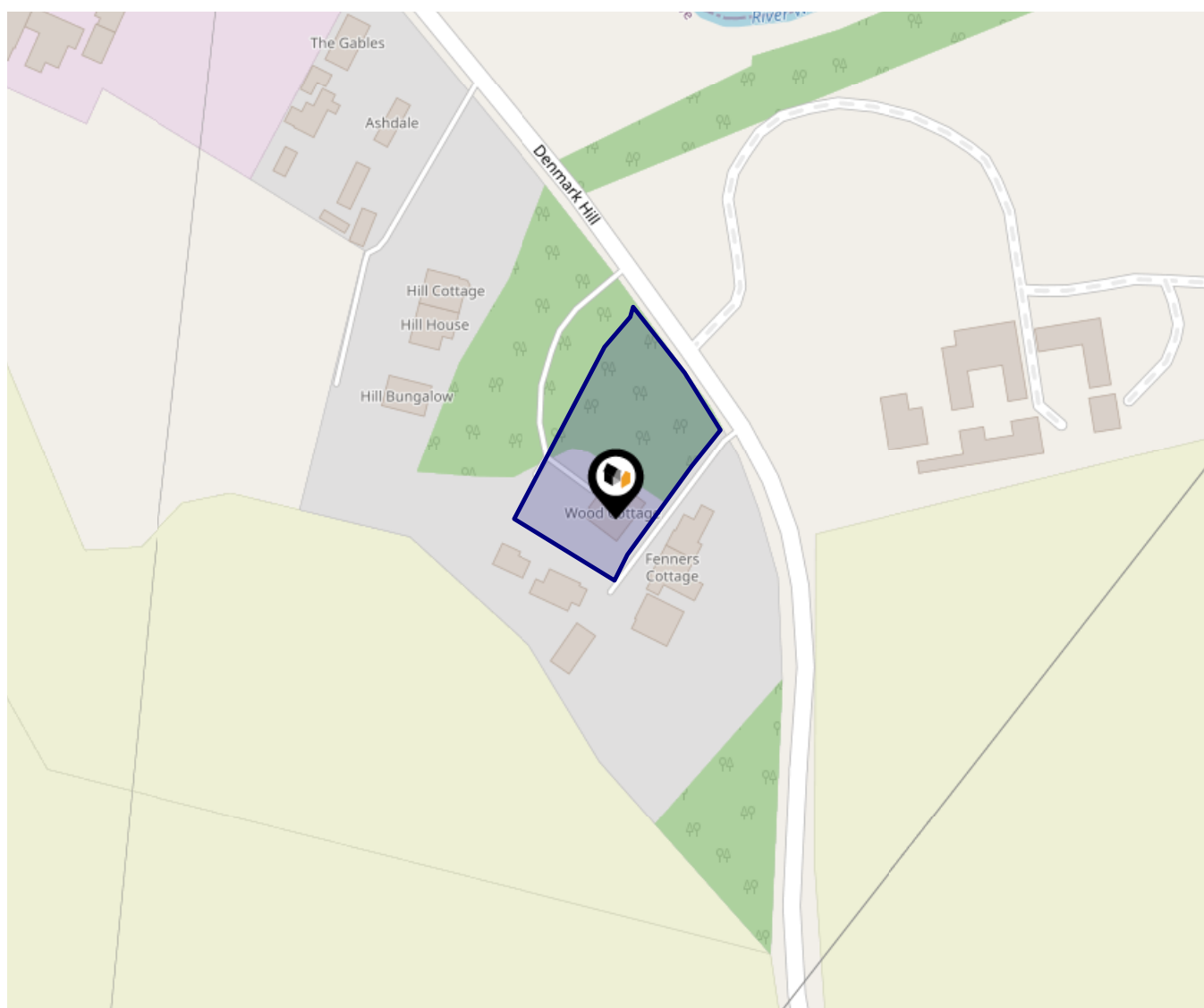
What is Radon?

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



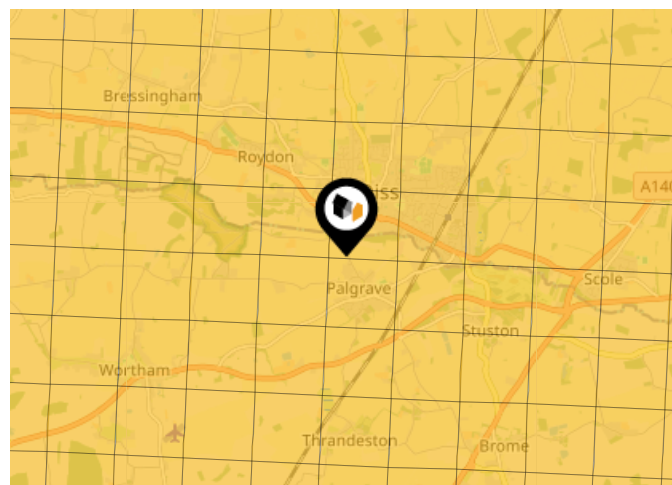
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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		

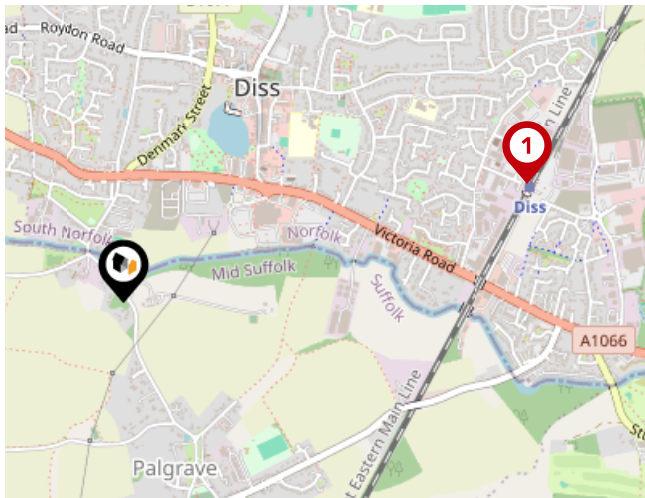


Primary Classifications (Most Common Clay Types)

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

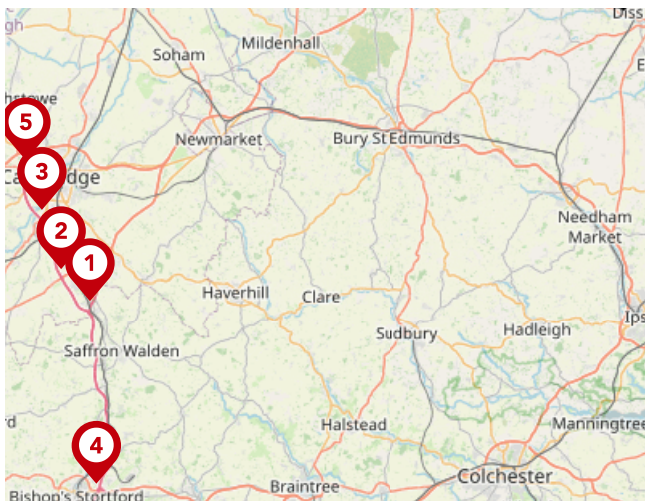
Area

Transport (National)



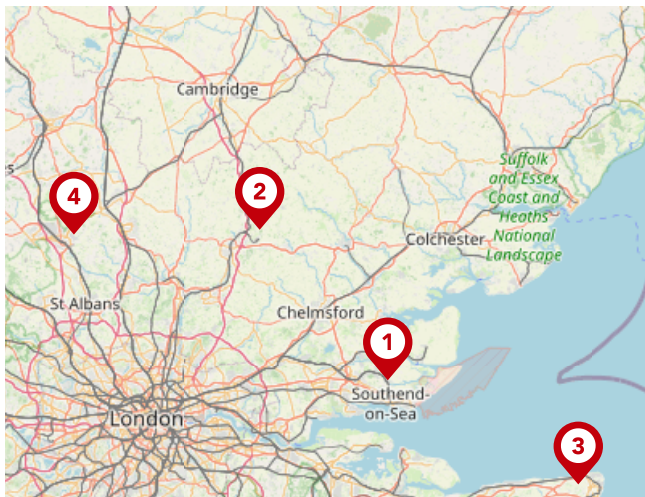
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	0.95 miles
2	Attleborough Rail Station	10.57 miles
3	Eccles Road Rail Station	8.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	44.18 miles
2	M11 J10	44.92 miles
3	M11 J11	44.67 miles
4	M11 J8	51.58 miles
5	M11 J13	44.67 miles

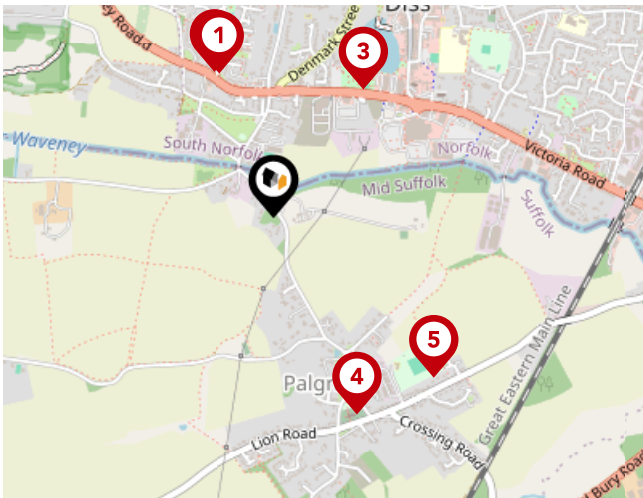


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	57.92 miles
2	Stansted Airport	48.72 miles
3	Manston	71.59 miles
4	Luton Airport	71.31 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Taylor Road	0.35 miles
2	Taylor Road	0.35 miles
3	Bus Station	0.35 miles
4	Church	0.48 miles
5	Rose Lane Close	0.51 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	22.95 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 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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Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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

